

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Capitol Hill / 13

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 708

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$372,400	\$432,500	\$804,900	\$896,900	89.7%	17.55%
2008 Value	\$407,300	\$473,600	\$880,900	\$896,900	98.2%	17.56%
Change	\$34,900	\$41,100	\$76,000		+8.5%	+0.01%
% Change	+9.4%	+9.5%	+9.4%		+9.5%	+0.06%

*COV is a measure of uniformity; the lower the number the better the uniformity.. . The slight increase in COV is due to truncating only and is not considered to be significant.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$401,100	\$414,700	\$815,800
2008 Value	\$438,700	\$454,100	\$892,800
Percent Change	+9.4%	+9.5%	+9.4%

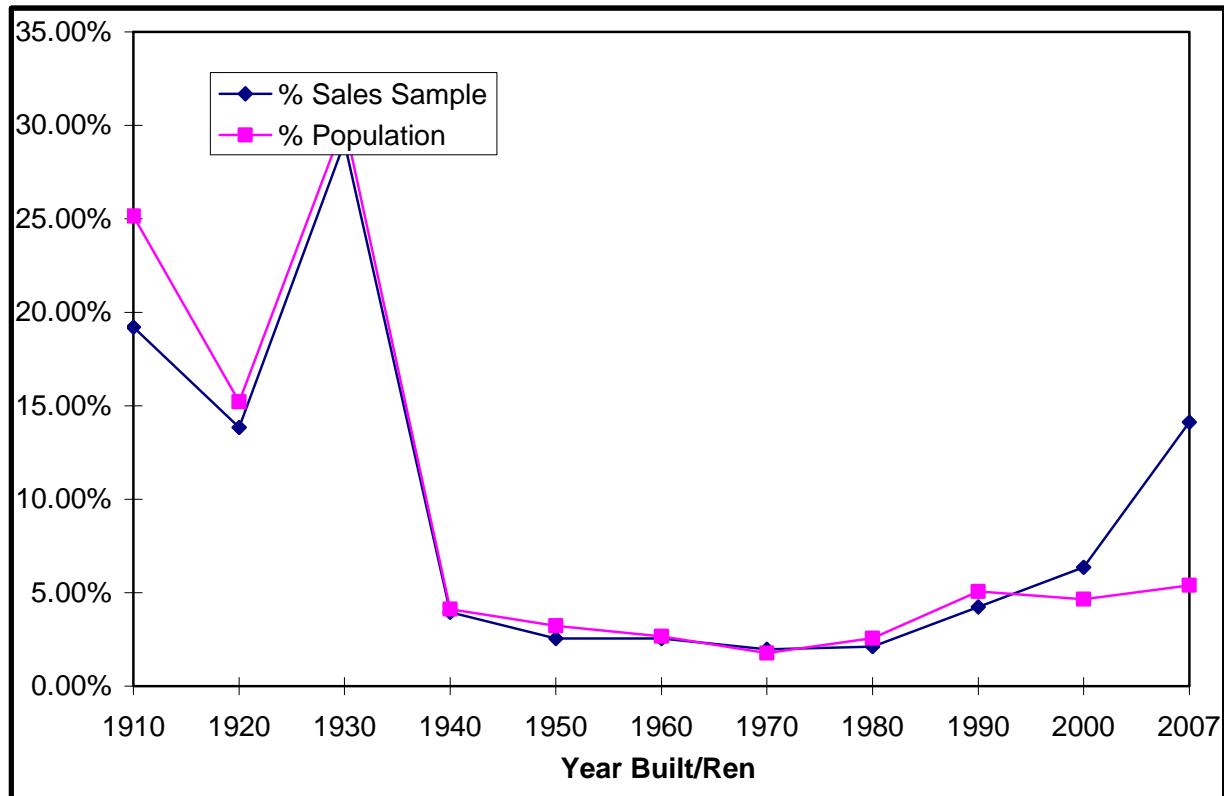
Number of one to three unit residences in the Population: 4127

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels.

The Annual Update Values described in this report improve assessment levels. We recommend posting these values for the 2008 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

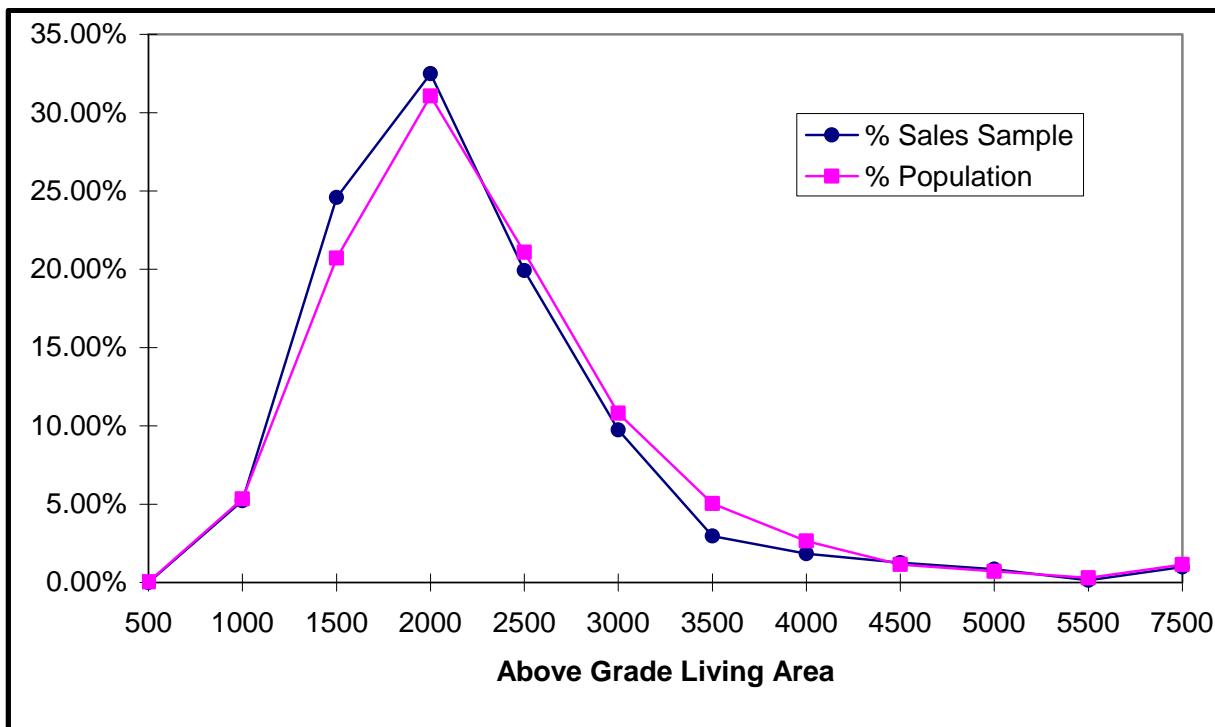
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	136	19.21%	1910	1038	25.15%
1920	98	13.84%	1920	628	15.22%
1930	206	29.10%	1930	1245	30.17%
1940	28	3.95%	1940	170	4.12%
1950	18	2.54%	1950	133	3.22%
1960	18	2.54%	1960	110	2.67%
1970	14	1.98%	1970	73	1.77%
1980	15	2.12%	1980	106	2.57%
1990	30	4.24%	1990	209	5.06%
2000	45	6.36%	2000	192	4.65%
2007	100	14.12%	2007	223	5.40%
	708			4127	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

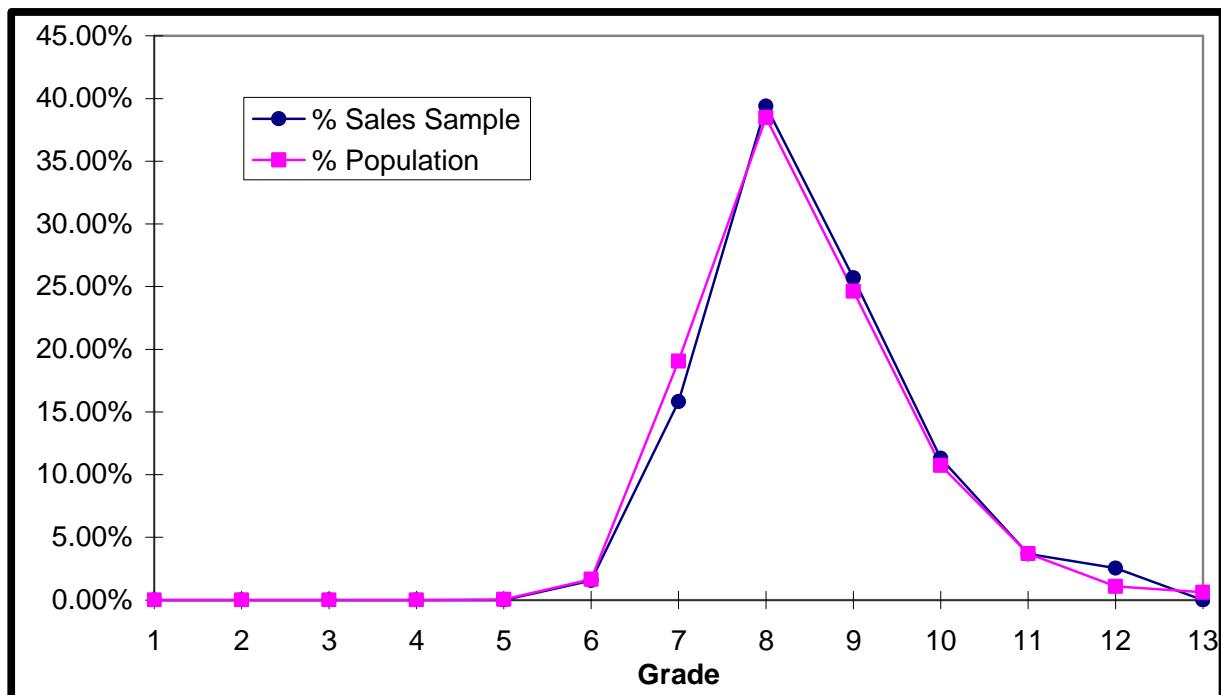
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.05%
1000	37	5.23%	1000	220	5.33%
1500	174	24.58%	1500	855	20.72%
2000	230	32.49%	2000	1282	31.06%
2500	141	19.92%	2500	870	21.08%
3000	69	9.75%	3000	446	10.81%
3500	21	2.97%	3500	208	5.04%
4000	13	1.84%	4000	109	2.64%
4500	9	1.27%	4500	47	1.14%
5000	6	0.85%	5000	29	0.70%
5500	1	0.14%	5500	12	0.29%
7500	7	0.99%	16000	47	1.14%
	708			4127	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

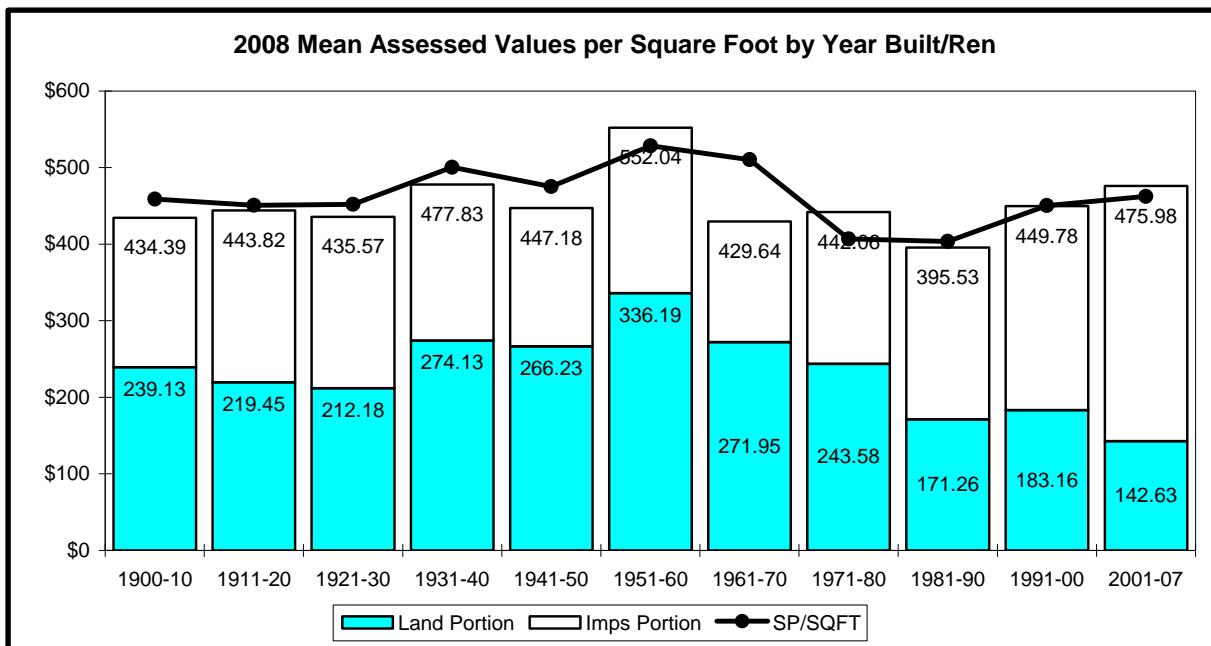
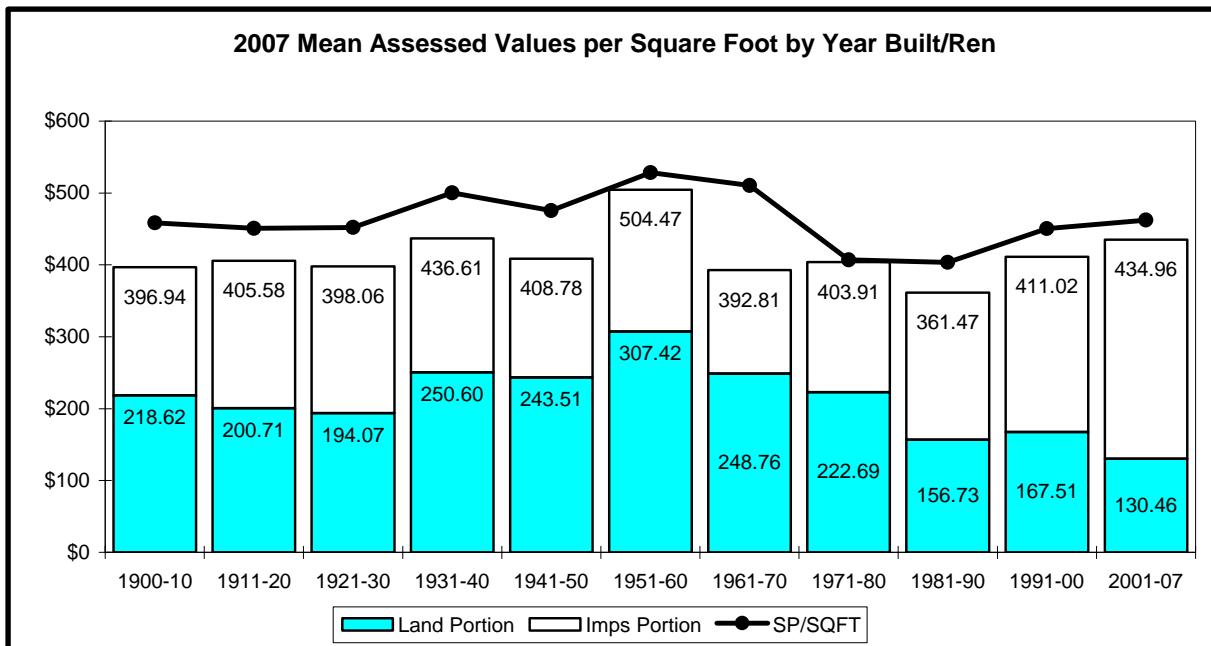
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	2	0.05%
6	11	1.55%	6	68	1.65%
7	112	15.82%	7	786	19.05%
8	279	39.41%	8	1588	38.48%
9	182	25.71%	9	1017	24.64%
10	80	11.30%	10	443	10.73%
11	26	3.67%	11	153	3.71%
12	18	2.54%	12	45	1.09%
13	0	0.00%	13	25	0.61%
	708			4127	



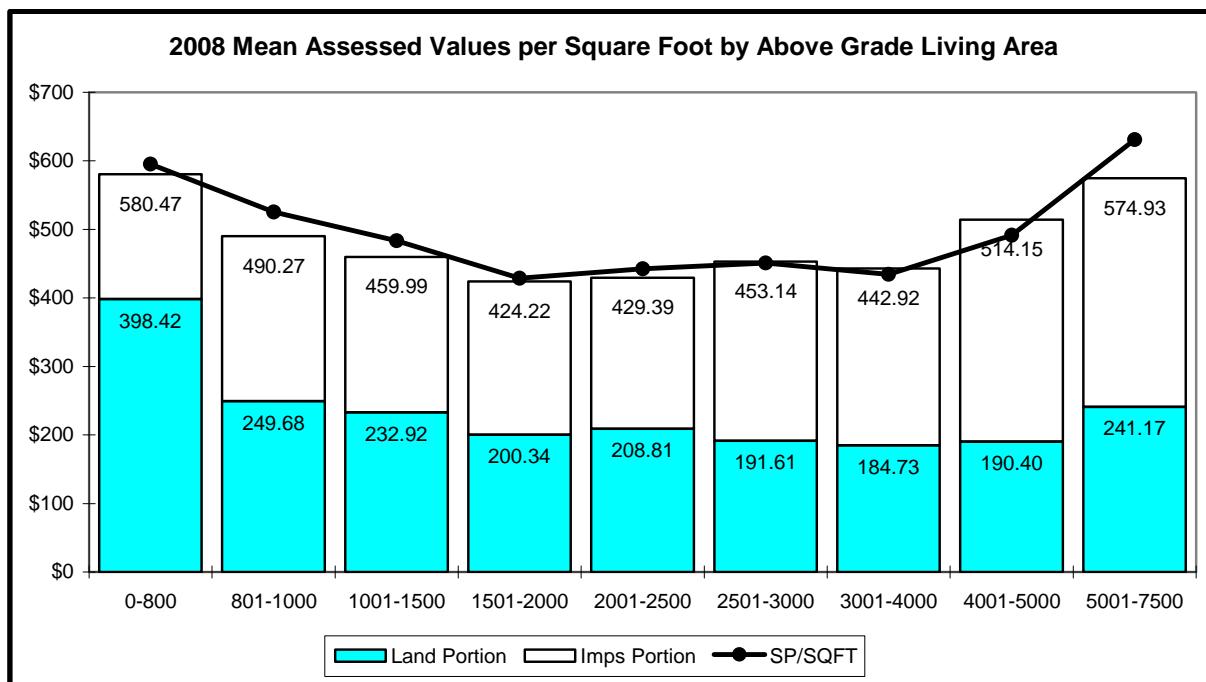
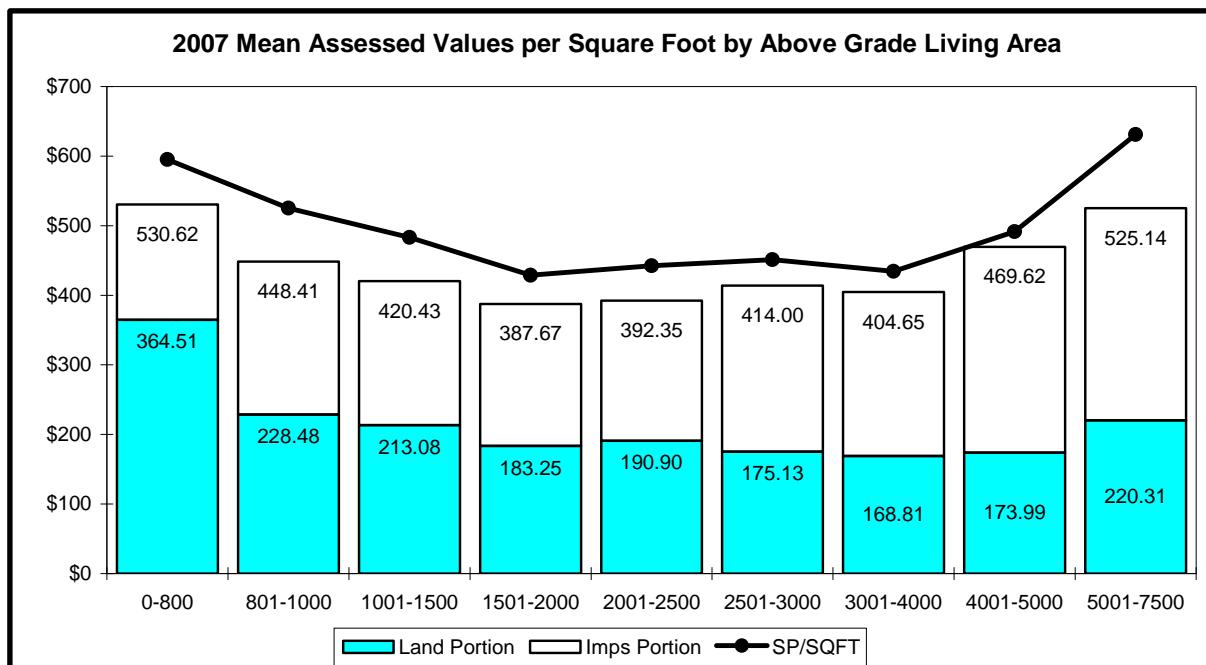
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2007 and 2008 Per Square Foot Values
By Year Built / Renovated**



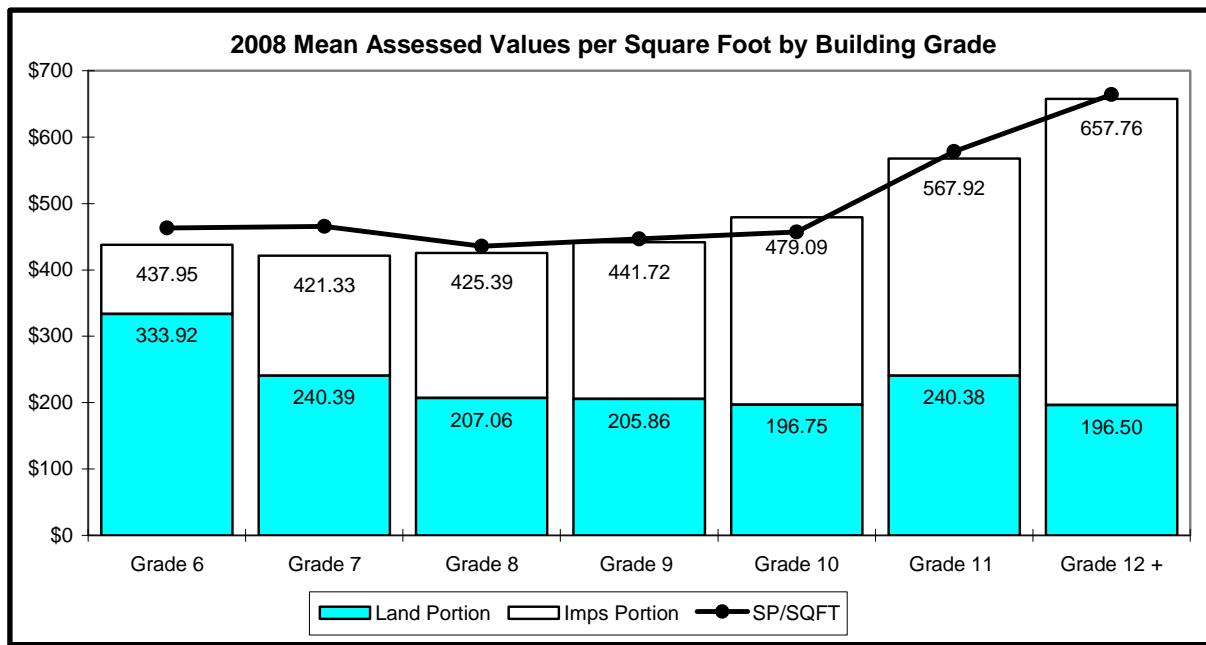
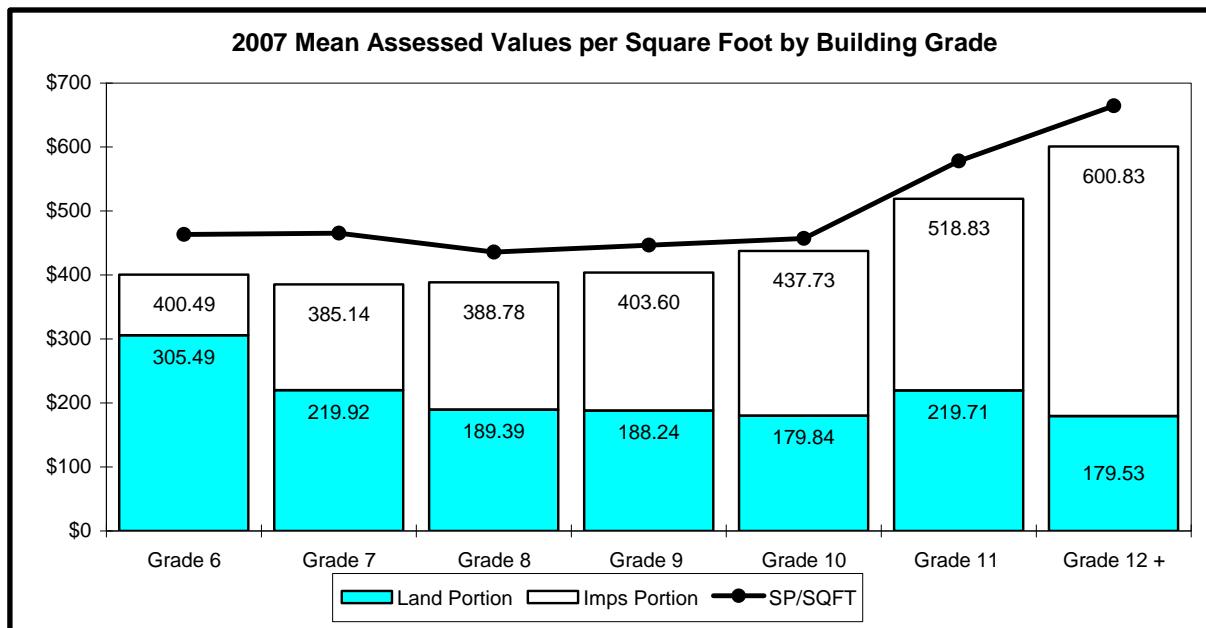
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2007 and 2008 Per Square Foot Values
By Above Grade Living Area**

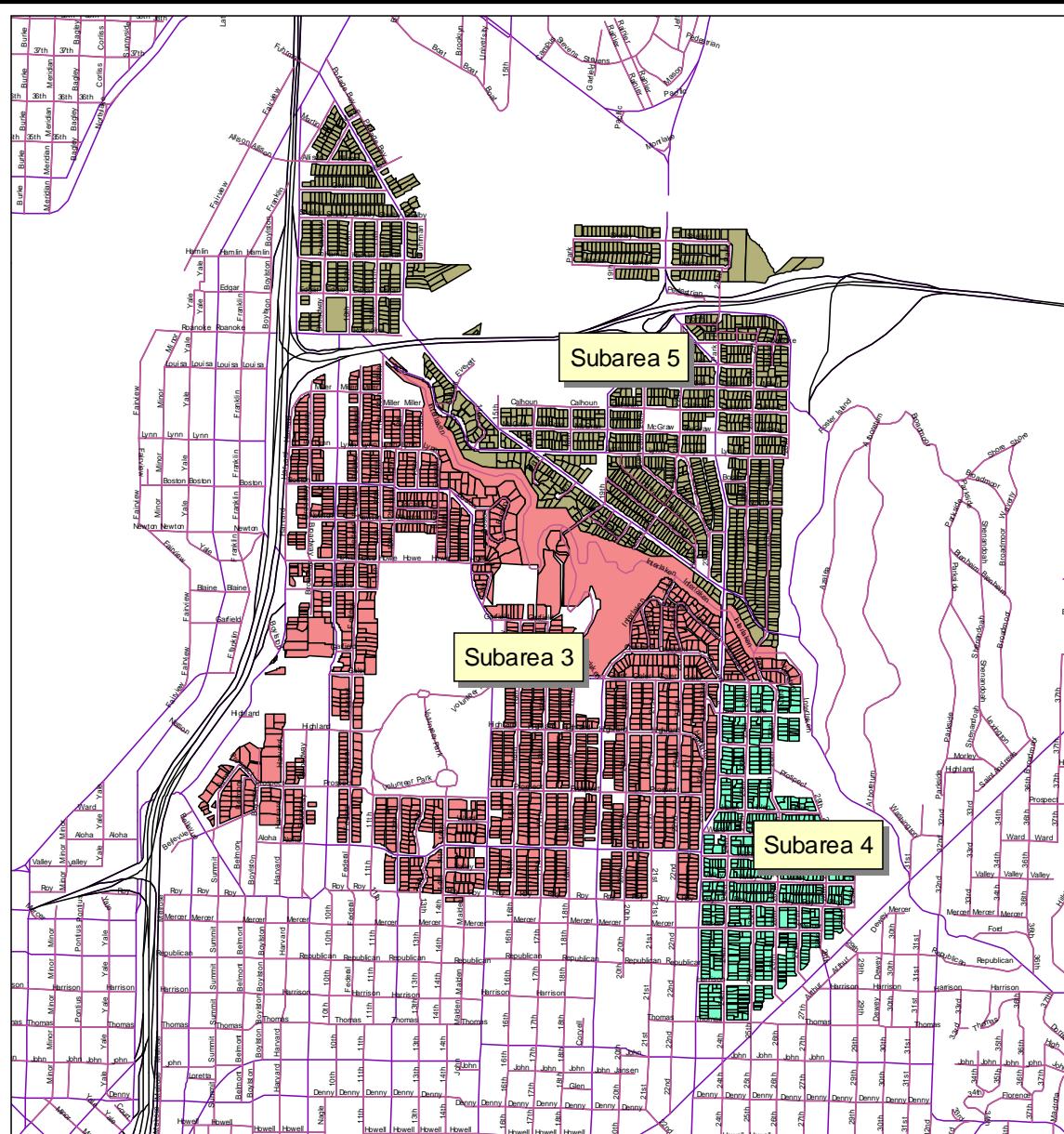


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2007 and 2008 Per Square Foot Values
By Building Grade***

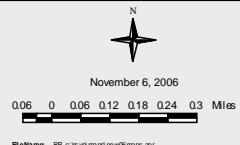


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 13

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Legend

- King County Local Streets as defined by streets Newarea 13.shp
- 003
- 004
- 005
- New freeways.shp
- New streets.shp

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 03 Day 05, Year 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 6 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.5% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

$$2008 \text{ Land Value} = 2007 \text{ Land Value} \times 1.095, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 708 usable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels.

The derived adjustment formula is:

$$2008 \text{ Total Value} = 2007 \text{ Total Value} * 1.095$$

The resulting total value is rounded down to the next \\$1,000, *then*:

$$2008 \text{ Improvements Value} = 2008 \text{ Total Value} \text{ minus } 2008 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Other:

- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.095)
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.095).
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
- *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.095, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 13 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.50%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
6	11	0.855	0.935	9.3%	0.764	1.106
7	112	0.828	0.906	9.4%	0.869	0.943
8	279	0.889	0.973	9.4%	0.954	0.993
9	182	0.908	0.994	9.5%	0.969	1.018
10	80	0.944	1.033	9.5%	0.995	1.070
11	26	0.911	0.997	9.5%	0.930	1.064
12	18	0.888	0.972	9.5%	0.905	1.040
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1910	136	0.876	0.959	9.4%	0.924	0.994
1911-1920	98	0.903	0.989	9.4%	0.952	1.025
1921-1930	206	0.882	0.965	9.4%	0.943	0.986
1931-1940	28	0.853	0.934	9.5%	0.851	1.017
1941-1950	18	0.869	0.950	9.4%	0.838	1.063
1951-1960	18	0.943	1.032	9.4%	0.962	1.102
1961-1970	14	0.778	0.852	9.4%	0.750	0.953
1971-1980	15	0.984	1.077	9.5%	0.955	1.199
1981-1990	30	0.873	0.956	9.4%	0.897	1.014
1991-2000	45	0.923	1.010	9.4%	0.969	1.050
>2000	100	0.956	1.047	9.5%	1.018	1.075
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	2	0.676	0.738	9.3%	-0.331	1.808
Average	366	0.901	0.986	9.4%	0.968	1.004
Good	215	0.879	0.962	9.4%	0.938	0.985
Very Good	125	0.918	1.005	9.4%	0.975	1.036
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	119	0.880	0.963	9.4%	0.925	1.000
1.5	167	0.873	0.955	9.4%	0.930	0.981
2	290	0.909	0.995	9.4%	0.976	1.013
2.5	82	0.907	0.993	9.5%	0.948	1.038
3	50	0.900	0.984	9.4%	0.943	1.026

Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

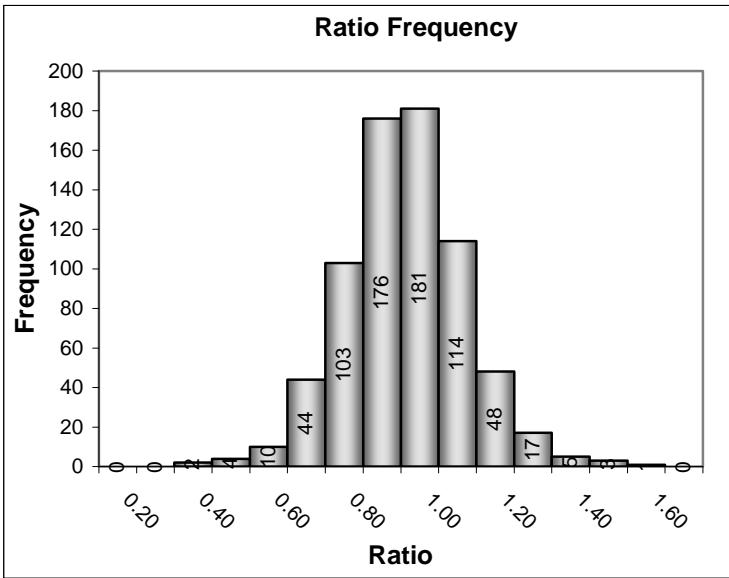
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	12	0.892	0.976	9.4%	0.788	1.163
0801-1000	25	0.852	0.932	9.3%	0.858	1.005
1001-1500	174	0.872	0.954	9.4%	0.926	0.981
1501-2000	230	0.906	0.991	9.4%	0.972	1.010
2001-2500	141	0.886	0.970	9.4%	0.941	0.999
2501-3000	69	0.918	1.005	9.5%	0.961	1.048
3001-4000	34	0.934	1.022	9.5%	0.948	1.095
4001-5000	15	0.957	1.048	9.5%	0.937	1.159
>5000	8	0.827	0.906	9.5%	0.742	1.070
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	527	0.907	0.992	9.4%	0.978	1.007
Y	181	0.873	0.955	9.4%	0.927	0.984
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	708	0.897	0.982	9.4%	0.969	0.995
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	338	0.896	0.980	9.5%	0.960	1.000
4	135	0.890	0.974	9.4%	0.943	1.005
5	235	0.905	0.990	9.4%	0.971	1.009
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	97	0.890	0.974	9.4%	0.945	1.003
03000-05000	382	0.896	0.980	9.4%	0.963	0.997
05001-08000	193	0.908	0.993	9.4%	0.966	1.021
08001-12000	25	0.945	1.034	9.5%	0.960	1.109
12001-16000	8	0.757	0.829	9.5%	0.704	0.954
16001-20000	1	1.082	1.184	9.5%	N/A	N/A
20001-30000	1	0.826	0.904	9.5%	N/A	N/A
3.01AC-5AC	1	0.784	0.858	9.5%	N/A	N/A

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2007	Date of Report: 2/28/2008	Sales Dates: 1/2005 - 12/2007
Area 13	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	708		
Mean Assessed Value	804,900		
Mean Sales Price	896,900		
Standard Deviation AV	471,248		
Standard Deviation SP	545,525		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.912		
Median Ratio	0.907		
Weighted Mean Ratio	0.897		
UNIFORMITY			
Lowest ratio	0.321		
Highest ratio:	1.513		
Coefficient of Dispersion	13.66%		
Standard Deviation	0.160		
Coefficient of Variation	17.55%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.895		
Upper limit	0.922		
95% Confidence: Mean			
Lower limit	0.900		
Upper limit	0.923		
SAMPLE SIZE EVALUATION			
N (population size)	4127		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.160		
Recommended minimum:	41		
Actual sample size:	708		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	367		
# ratios above mean:	341		
Z:	0.977		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



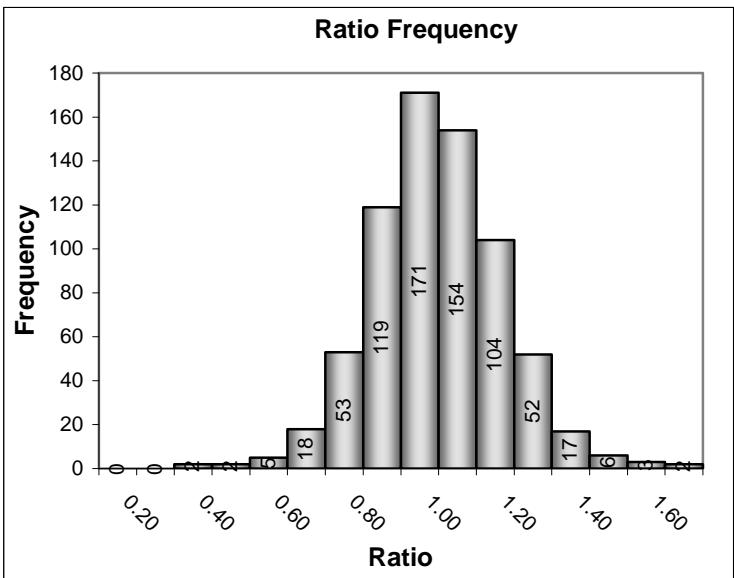
COMMENTS:

1 to 3 Unit Residences throughout Area 13

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2008	Date of Report: 3/31/2008	Sales Dates: 1/2005 - 12/2007
Area 13 Capitol Hill	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	708		
Mean Assessed Value	880,900		
Mean Sales Price	896,900		
Standard Deviation AV	516,006		
Standard Deviation SP	545,525		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.992		
Weighted Mean Ratio	0.982		
UNIFORMITY			
Lowest ratio	0.352		
Highest ratio:	1.656		
Coefficient of Dispersion	13.66%		
Standard Deviation	0.175		
Coefficient of Variation	17.56%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.979		
Upper limit	1.008		
95% Confidence: Mean			
Lower limit	0.985		
Upper limit	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	4127		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.175		
Recommended minimum:	49		
Actual sample size:	708		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	367		
# ratios above mean:	341		
Z:	0.977		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout Area 13

Assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133780	0025	3/31/07	\$450,000	710	0	6	1938	3	4800	N	N	1145 19TH AVE E
003	113000	0115	2/5/07	\$583,000	940	0	6	1949	3	5000	N	N	1652 10TH AVE E
003	939070	0100	4/6/07	\$443,500	770	380	7	1923	4	2723	Y	N	1820 LAKEVIEW BLVD E
003	133780	0105	3/4/05	\$435,000	820	840	7	1901	3	3600	N	N	1808 E PROSPECT ST
003	630640	0110	4/13/07	\$695,000	900	400	7	1928	3	4000	Y	N	1928 HARVARD AVE E
003	359250	0516	12/10/07	\$526,750	960	0	7	1925	3	1800	Y	N	2406 E GALER ST
003	359250	0516	2/23/05	\$435,000	960	0	7	1925	3	1800	Y	N	2406 E GALER ST
003	216390	1395	10/8/07	\$695,000	1010	0	7	1908	4	4500	Y	N	1128 LAKEVIEW BLVD E
003	133880	0885	6/29/05	\$510,000	1060	0	7	2004	3	4320	N	N	710 19TH AVE E
003	191210	0620	5/3/05	\$620,000	1090	500	7	1910	4	4500	N	N	2412 10TH AVE E
003	191210	0620	1/7/05	\$490,000	1090	500	7	1910	4	4500	N	N	2412 10TH AVE E
003	359250	0440	10/5/05	\$502,000	1090	0	7	1923	3	3600	N	N	1518 INTERLAKEN PL E
003	216390	1375	7/5/07	\$699,950	1110	1130	7	1992	3	3838	Y	N	1110 LAKEVIEW BLVD E
003	674270	0230	12/20/07	\$799,000	1120	200	7	1904	3	7740	Y	N	2222 BROADWAY E
003	674270	0230	8/20/07	\$799,000	1120	200	7	1904	3	7740	Y	N	2222 BROADWAY E
003	191210	0878	5/23/07	\$464,950	1207	172	7	2000	3	1163	N	N	2310 A 10TH AVE E
003	191210	0878	4/15/05	\$365,000	1207	172	7	2000	3	1163	N	N	2310 A 10TH AVE E
003	191210	0875	8/9/06	\$409,990	1207	172	7	2000	3	1404	N	N	2310 C 10TH AVE E
003	948870	0091	4/13/05	\$725,000	1220	900	7	1924	5	4000	N	N	1817 FEDERAL AVE E
003	442310	0130	5/19/05	\$540,000	1250	1050	7	1939	4	4400	N	N	1112 E LYNN ST
003	216390	1550	9/13/07	\$1,400,000	1340	290	7	1901	3	4050	Y	N	1073 SUMMIT AVE E
003	220750	0535	10/17/07	\$815,000	1350	120	7	1913	3	4000	N	N	2020 FEDERAL AVE E
003	216390	0050	9/14/06	\$550,000	1660	420	7	1903	4	3600	N	N	736 BELMONT PL E
003	134230	0275	9/22/06	\$826,000	1790	0	7	1918	4	4760	N	N	1531 17TH AVE E
003	220750	0235	4/26/07	\$701,900	1930	0	7	1919	4	4000	N	N	2220 10TH AVE E
003	216390	1380	3/15/05	\$600,000	2000	0	7	1952	3	7320	Y	N	1114 LAKEVIEW BLVD E
003	133630	0303	3/23/07	\$780,000	2130	0	7	1906	3	5257	N	N	707 13TH AVE E
003	191210	1205	1/24/06	\$1,675,000	2200	300	7	1910	4	4860	N	N	914 E MILLER ST
003	359250	0890	12/18/06	\$600,000	750	800	8	1956	3	7154	N	N	1654 INTERLAKEN PL E
003	676270	0450	6/3/05	\$635,000	960	110	8	2006	3	1412	N	N	1128B 10TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	676270	0450	9/12/06	\$462,000	960	110	8	2006	3	1412	N	N	1128B 10TH AVE E
003	676270	0449	9/8/06	\$463,000	960	110	8	2006	3	1162	N	N	112B 10TH AVE E
003	220750	0060	4/24/07	\$695,000	1010	0	8	1918	3	3180	N	N	2221 12TH AVE E
003	133880	0750	1/31/06	\$524,700	1070	100	8	1913	3	3300	N	N	2016 E ROY ST
003	262470	0045	7/21/05	\$496,000	1140	910	8	1965	4	4200	Y	N	1300 LAKEVIEW BLVD E
003	676270	0451	6/21/06	\$608,500	1144	240	8	2006	3	1288	N	N	1126A 10TH AVE E
003	676270	0452	6/19/06	\$590,000	1144	240	8	2006	3	1287	N	N	1126B 10TH AVE E
003	266300	0020	4/12/07	\$701,000	1210	400	8	1948	5	4000	N	N	947 10TH AVE E
003	266300	0020	1/12/05	\$568,000	1210	400	8	1948	5	4000	N	N	947 10TH AVE E
003	266300	0116	7/15/05	\$459,950	1224	154	8	2005	3	1073	N	N	930 D 10TH AVE E
003	266300	0118	9/29/05	\$449,950	1224	154	8	2005	3	1142	N	N	930 F 10TH AVE E
003	442310	0145	10/30/07	\$737,000	1230	540	8	1948	3	4500	N	N	2310 11TH AVE E
003	442310	0145	2/17/06	\$530,636	1230	540	8	1948	3	4500	N	N	2310 11TH AVE E
003	220750	0310	1/19/06	\$589,000	1240	0	8	1905	4	2105	N	N	1011 E LYNN ST
003	220750	0555	5/2/06	\$707,100	1270	0	8	1906	4	4000	N	N	2006 FEDERAL AVE E
003	939070	0140	3/8/05	\$550,000	1280	0	8	1928	3	7666	Y	N	811 E HOWE ST
003	939070	0140	10/4/07	\$700,000	1280	0	8	1928	3	7666	Y	N	811 E HOWE ST
003	266300	0115	11/6/07	\$550,000	1308	238	8	2005	3	941	N	N	928 A 10TH AVE E
003	266300	0115	4/11/05	\$469,950	1308	238	8	2005	3	941	N	N	928 A 10TH AVE E
003	266300	0114	6/27/05	\$459,950	1308	238	8	2005	3	790	N	N	928 B 10TH AVE E
003	266300	0113	5/19/05	\$469,950	1312	84	8	2005	3	1080	N	N	928 C 10TH AVE E
003	116900	0400	2/12/07	\$667,000	1320	0	8	1911	4	3196	N	N	1911 14TH AVE E
003	133780	0040	3/12/07	\$925,000	1320	0	8	1906	5	4800	N	N	1135 19TH AVE E
003	134230	0195	7/6/06	\$922,500	1340	600	8	1905	4	4760	Y	N	1530 16TH AVE E
003	359250	0520	4/25/05	\$619,000	1340	0	8	1926	3	4800	Y	N	2410 E GALER ST
003	133780	0585	8/10/07	\$1,142,875	1440	0	8	1904	4	4800	N	N	1150 16TH AVE E
003	191210	0861	5/25/05	\$516,500	1440	0	8	1908	3	1800	N	N	1008 E LYNN ST
003	676270	0475	9/6/05	\$479,950	1480	90	8	2005	3	1447	N	N	1112 A 10TH AVE E
003	676270	0462	9/2/05	\$484,950	1480	90	8	2005	3	937	N	N	1110 B 10TH AVE E
003	676270	0463	8/28/05	\$489,950	1480	90	8	2005	3	1104	N	N	
003	676270	0464	10/12/05	\$479,950	1480	90	8	2005	3	1255	N	N	1112 C 10TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	220750	0035	7/3/06	\$729,000	1510	0	8	1917	3	3180	N	N	2224 11TH AVE E
003	359250	0712	5/3/07	\$500,000	1520	530	8	1979	3	2294	N	N	1652 21ST AVE E
003	133880	0955	8/25/06	\$850,000	1530	0	8	1908	3	4320	N	N	735 20TH AVE E
003	133880	0085	12/20/05	\$659,900	1540	0	8	1927	4	2800	N	N	1914 E ALOHA ST
003	674270	0255	3/8/07	\$757,000	1540	0	8	1923	3	5120	N	N	2210 BROADWAY E
003	676270	0375	12/7/05	\$559,000	1540	0	8	2002	3	1215	N	N	0
003	676270	0376	12/14/05	\$555,000	1540	0	8	2002	3	1251	N	N	0
003	676270	0377	12/2/05	\$557,000	1540	0	8	2002	3	1215	N	N	0
003	676270	0461	5/25/07	\$540,000	1545	125	8	2005	3	1276	N	N	1110 C 10TH AVE E
003	676270	0461	7/25/05	\$498,950	1545	125	8	2005	3	1276	N	N	1110 C 10TH AVE E
003	676270	0370	5/1/06	\$601,000	1550	0	8	2002	3	1215	N	N	1133 10TH AVE E
003	133780	1230	6/14/07	\$918,336	1560	300	8	1905	3	4800	N	N	1230 17TH AVE E
003	133780	1230	10/10/05	\$894,000	1560	300	8	1905	3	4800	N	N	1230 17TH AVE E
003	133780	1075	6/19/06	\$860,000	1560	0	8	1905	4	4800	N	N	1242 16TH AVE E
003	359250	0531	3/15/07	\$795,000	1570	240	8	1931	3	6529	Y	N	1510 24TH AVE E
003	359250	0531	7/11/05	\$640,000	1570	240	8	1931	3	6529	Y	N	1510 24TH AVE E
003	220750	0520	1/13/06	\$725,000	1580	0	8	1906	3	4000	N	N	2034 FEDERAL AVE E
003	220750	0880	7/27/06	\$650,000	1580	0	8	1905	3	4000	N	N	1910 10TH AVE E
003	266300	0460	7/14/05	\$580,000	1590	0	8	1925	4	4000	N	N	708 10TH AVE E
003	212504	9040	10/3/07	\$708,950	1600	360	8	1904	3	4280	N	N	1506 17TH AVE E
003	133930	0060	9/13/05	\$562,000	1610	0	8	1920	3	3936	N	N	1246 19TH AVE E
003	133780	1140	12/22/06	\$770,000	1620	0	8	1905	3	4800	N	N	1223 18TH AVE E
003	133860	0135	5/13/07	\$780,000	1620	680	8	1923	4	3290	Y	N	2300 E LEE ST
003	359250	0390	12/21/05	\$799,950	1620	240	8	1939	3	4385	N	N	2603 E GARFIELD ST
003	133880	0490	3/8/05	\$549,950	1640	200	8	1925	4	5390	N	N	907 23RD AVE E
003	191210	0255	5/8/07	\$900,000	1670	80	8	1925	3	4500	N	N	2356 FEDERAL AVE E
003	220750	0405	2/24/06	\$710,000	1690	750	8	1904	3	5120	N	N	2015 10TH AVE E
003	220750	0415	6/27/05	\$569,000	1710	870	8	1908	4	5120	N	N	2007 10TH AVE E
003	133780	0580	1/31/06	\$1,050,000	1720	790	8	1904	3	4800	N	N	1146 16TH AVE E
003	133880	0665	9/6/06	\$750,000	1720	0	8	1922	5	3398	N	N	2003 E ALOHA ST
003	133880	0135	5/22/06	\$695,000	1750	0	8	1906	3	4320	N	N	937 20TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133880	0715	5/19/05	\$721,000	1790	250	8	1913	3	4600	N	N	720 20TH AVE E
003	266300	0575	4/17/06	\$575,000	1820	600	8	1917	4	4000	N	N	721 10TH AVE E
003	116900	0295	3/3/06	\$872,000	1830	770	8	1916	3	4120	Y	N	1939 15TH AVE E
003	133880	0140	4/2/07	\$800,000	1840	0	8	1906	3	4320	N	N	941 20TH AVE E
003	133880	0140	6/6/06	\$748,600	1840	0	8	1906	3	4320	N	N	941 20TH AVE E
003	133880	0040	8/8/07	\$777,000	1860	250	8	1906	3	4320	N	N	930 19TH AVE E
003	133880	0045	10/11/06	\$725,000	1860	0	8	1906	4	4320	N	N	926 19TH AVE E
003	220750	0055	11/27/06	\$855,000	1880	0	8	1919	4	3180	N	N	2220 11TH AVE E
003	220750	0510	12/12/05	\$789,000	1880	900	8	1913	4	4000	N	N	2031 FEDERAL AVE E
003	212504	9029	6/18/05	\$839,000	1890	500	8	1926	4	5670	Y	N	2015 E CRESCENT DR
003	867090	0210	3/17/06	\$621,000	1920	0	8	1919	4	5402	Y	N	1216 E CROCKETT ST
003	133860	0205	3/14/07	\$1,800,000	1930	2510	8	1939	3	15243	N	N	2214 E HIGHLAND DR
003	133860	0150	10/31/07	\$945,000	1940	240	8	1919	3	5913	Y	N	1265 23RD AVE E
003	212504	9119	9/25/07	\$901,000	1960	880	8	1920	4	7776	Y	N	1554 17TH AVE E
003	676270	0500	2/26/07	\$901,950	2010	0	8	1905	4	5000	N	N	1115 FEDERAL AVE E
003	359250	0640	11/9/07	\$1,280,000	2020	680	8	1953	4	8001	Y	N	2115 E CRESCENT DR
003	359250	0640	12/11/06	\$1,075,000	2020	680	8	1953	4	8001	Y	N	2115 E CRESCENT DR
003	191210	0320	6/29/05	\$710,000	2020	1040	8	1977	3	3000	Y	N	2417 11TH AVE E
003	212504	9053	5/17/06	\$950,000	2030	0	8	1916	3	4486	Y	N	1527 E HOWE ST
003	133780	0985	12/18/06	\$756,750	2040	0	8	1905	3	4800	N	N	1215 17TH AVE E
003	359250	0972	9/22/06	\$810,000	2060	0	8	1925	4	3640	N	N	1627 21ST AVE E
003	867090	0175	9/28/07	\$699,000	2080	320	8	1913	4	3800	N	N	1311 E BOSTON ST
003	133780	0250	10/11/06	\$780,000	2090	220	8	1911	3	4800	N	N	1135 18TH AVE E
003	983120	0545	9/26/07	\$865,000	2100	0	8	1926	4	5000	N	N	921 BROADWAY E
003	220750	0820	2/24/06	\$795,000	2110	310	8	1960	4	4000	N	N	1927 11TH AVE E
003	220750	0390	4/15/05	\$585,000	2120	500	8	1904	3	5120	Y	N	2025 10TH AVE E
003	983120	0325	9/29/06	\$850,000	2130	800	8	1949	3	5000	N	N	744 HARVARD AVE E
003	133830	0450	8/16/06	\$1,302,500	2180	0	8	1918	5	5175	N	N	1124 20TH AVE E
003	133630	0335	5/28/07	\$850,500	2180	0	8	1904	4	4335	N	N	628 12TH AVE E
003	266300	0425	11/21/06	\$739,000	2190	0	8	1924	4	4000	N	N	734 10TH AVE E
003	191210	0335	5/17/05	\$682,000	2210	0	8	1924	4	4500	N	N	2407 11TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133860	0195	7/20/07	\$1,250,000	2240	400	8	1940	4	5910	Y	N	1225 23RD AVE E
003	134230	0100	6/27/07	\$1,099,000	2290	0	8	1912	4	5000	Y	N	1517 16TH AVE E
003	134230	0100	12/27/05	\$850,000	2290	0	8	1912	4	5000	Y	N	1517 16TH AVE E
003	220750	0140	12/2/05	\$1,250,000	2290	900	8	1915	5	4000	N	N	2216 FEDERAL AVE E
003	133680	0160	2/15/05	\$710,000	2320	600	8	1906	3	5568	N	N	812 15TH AVE E
003	133780	0805	11/14/06	\$995,000	2360	100	8	1909	3	4800	N	N	1233 16TH AVE E
003	133880	0215	6/15/06	\$689,950	2360	0	8	1909	3	4600	N	N	916 20TH AVE E
003	983120	0565	10/3/06	\$960,000	2400	0	8	1940	3	5000	N	N	812 E ALOHA ST
003	133630	0195	5/3/06	\$735,000	2420	0	8	1906	4	5800	N	N	634 11TH AVE E
003	191210	0025	8/20/07	\$780,000	2520	240	8	1909	3	4500	N	N	2351 11TH AVE E
003	948870	0106	4/21/05	\$720,000	2730	1380	8	1913	4	4000	Y	N	907 E HOWE ST
003	212504	9061	6/18/07	\$1,150,000	2970	0	8	1908	4	8064	N	N	1536 17TH AVE E
003	867090	0090	6/19/07	\$1,165,000	3210	280	8	1914	3	4000	Y	N	1216 E NEWTON ST
003	983120	0227	5/13/05	\$625,000	1120	300	9	2004	3	1439	Y	N	747 B HARVARD AVE E
003	983120	0222	8/27/07	\$712,500	1210	160	9	2003	3	1438	Y	N	753 B HARVARD AVE E
003	983120	0222	6/12/06	\$689,500	1210	160	9	2003	3	1438	Y	N	753 B HARVARD AVE E
003	983120	0226	3/20/06	\$650,500	1240	270	9	2004	3	1439	N	N	745 A HARVARD AVE E
003	212504	9049	7/5/07	\$900,000	1480	460	9	1918	5	4280	N	N	1519 18TH AVE E
003	133780	0795	10/10/05	\$817,500	1520	210	9	1904	3	4800	N	N	1243 16TH AVE E
003	220750	0368	6/28/05	\$825,000	1570	1100	9	1904	4	2775	N	N	2033 10TH AVE E
003	133830	0430	6/13/06	\$921,000	1590	0	9	1993	3	4600	N	N	1114 20TH AVE E
003	359250	0891	10/22/06	\$798,000	1700	0	9	1926	4	3360	Y	N	2125 E INTERLAKEN BLVD
003	220750	0580	1/26/06	\$855,000	1730	0	9	1915	5	4000	N	N	2015 11TH AVE E
003	359250	0971	1/5/06	\$758,000	1740	450	9	1924	4	2944	N	N	1623 21ST AVE E
003	983120	0070	9/9/05	\$998,000	1750	230	9	1942	5	5750	N	N	707 E PROSPECT ST
003	676270	0185	4/16/07	\$1,437,000	1770	0	9	1901	5	5000	N	N	1116 HARVARD AVE E
003	676270	0185	3/30/05	\$1,085,000	1770	0	9	1901	5	5000	N	N	1116 HARVARD AVE E
003	191210	0755	5/12/05	\$750,000	1770	0	9	1906	5	4500	N	N	2343 FEDERAL AVE E
003	220750	0760	9/7/05	\$910,000	1770	300	9	1926	5	4000	N	N	1918 FEDERAL AVE E
003	133880	0940	5/23/07	\$970,000	1780	0	9	1906	5	4320	N	N	723 20TH AVE E
003	867090	0150	1/20/05	\$773,000	1780	700	9	1920	5	3800	N	N	1217 E BOSTON ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	674270	0300	10/12/06	\$727,500	1800	990	9	1932	4	4000	Y	N	1980 HARVARD AVE E
003	220750	0935	2/16/05	\$678,000	1810	0	9	1905	3	6000	N	N	1933 FEDERAL AVE E
003	134230	0205	12/5/05	\$905,000	1820	830	9	1905	4	4760	Y	N	1538 16TH AVE E
003	133830	0280	11/29/07	\$1,375,000	1840	1000	9	1927	4	4320	N	N	1141 22ND AVE E
003	133860	0030	7/7/05	\$869,950	1840	800	9	1982	3	4381	Y	N	1134 23RD AVE E
003	133330	0050	1/4/07	\$1,020,000	1850	850	9	1940	4	13050	N	N	1668 E BOSTON TER
003	133330	0050	5/25/05	\$985,000	1850	850	9	1940	4	13050	N	N	1668 E BOSTON TER
003	133860	0040	4/10/05	\$765,500	1850	200	9	1924	4	4381	Y	N	1128 23RD AVE E
003	220750	0125	5/11/06	\$865,000	1850	0	9	1920	4	4000	N	N	2228 FEDERAL AVE E
003	133780	0413	3/12/07	\$785,000	1860	0	9	1990	3	3200	N	N	1159 17TH AVE E
003	133680	1005	3/10/05	\$925,000	1890	1030	9	1909	5	5400	N	N	943 19TH AVE E
003	442310	0150	5/31/06	\$849,000	1890	780	9	1927	4	4500	N	N	2316 11TH AVE E
003	116900	0250	7/16/05	\$935,000	1940	100	9	1926	4	4223	Y	N	1901 15TH AVE E
003	133780	0635	4/11/07	\$1,034,000	1940	0	9	1926	4	4800	N	N	1135 16TH AVE E
003	359250	0725	9/28/05	\$805,000	1940	280	9	1965	4	6069	N	N	2230 E CRESCENT DR
003	220750	0575	8/10/05	\$835,000	1950	600	9	1992	3	4000	N	N	2011 11TH AVE E
003	133780	0370	7/25/05	\$1,040,000	1970	0	9	1905	5	4800	N	N	1134 17TH AVE E
003	212504	9024	10/18/06	\$1,050,000	1980	0	9	1905	3	6280	N	N	1516 17TH AVE E
003	220750	0625	7/7/05	\$630,000	1980	0	9	1912	3	5355	N	N	2111 12TH AVE E
003	133780	0750	3/27/07	\$1,050,000	1990	0	9	1905	5	4640	N	N	1142 15TH AVE E
003	983120	0075	3/6/07	\$1,870,000	1990	0	9	1940	4	11500	N	N	957 HARVARD AVE E
003	266300	0200	5/14/07	\$805,000	2000	0	9	1926	3	4000	N	N	925 FEDERAL AVE E
003	133630	0505	4/2/05	\$800,000	2020	0	9	1905	3	4500	N	N	922 12TH AVE E
003	133630	0610	2/14/07	\$960,000	2040	0	9	1921	4	5000	N	N	946 13TH AVE E
003	674270	0280	2/6/06	\$1,150,000	2040	0	9	1980	4	5117	Y	N	2030 BROADWAY E
003	133780	1145	2/14/05	\$830,000	2050	0	9	1909	3	4800	N	N	1219 18TH AVE E
003	133630	0250	12/20/07	\$735,000	2060	120	9	1905	3	5100	N	N	748 11TH AVE E
003	133930	0075	9/28/06	\$1,150,000	2080	1040	9	1916	4	4759	N	N	1909 E GALER ST
003	674270	0260	10/21/05	\$1,010,000	2080	760	9	1923	5	3564	Y	N	902 E BOSTON ST
003	133780	1120	10/3/06	\$1,036,500	2090	0	9	1907	4	4680	N	N	1237 18TH AVE E
003	266300	0345	7/12/07	\$750,000	2150	240	9	1924	5	4200	N	N	911 11TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133830	0235	7/28/06	\$1,200,000	2170	480	9	1955	3	6048	Y	N	1240 21ST AVE E
003	133680	0320	11/20/06	\$1,125,000	2180	500	9	1905	3	5760	N	N	718 16TH AVE E
003	133680	0735	7/26/07	\$870,000	2200	0	9	1923	4	3840	N	N	1714 E ROY ST
003	133630	0055	5/26/06	\$1,575,000	2210	0	9	1911	4	5800	N	N	921 12TH AVE E
003	266300	0325	1/25/06	\$1,099,000	2240	0	9	1949	5	8400	N	N	900 FEDERAL AVE E
003	674270	0190	8/6/07	\$1,020,000	2250	840	9	1978	3	4000	Y	N	2221 BROADWAY E
003	133630	0100	11/9/06	\$1,295,000	2260	0	9	1917	5	6050	N	N	916 11TH AVE E
003	312820	0005	7/19/05	\$754,000	2260	800	9	1925	3	4168	N	N	1502 E OLIN PL
003	133780	0625	1/5/06	\$900,000	2300	240	9	1904	3	4800	N	N	1147 16TH AVE E
003	133630	0105	5/18/07	\$1,185,000	2320	0	9	1922	5	6050	N	N	920 11TH AVE E
003	630640	0076	5/2/07	\$729,000	2348	0	9	1985	3	3107	Y	N	1900 HARVARD AVE E
003	359250	0428	3/27/07	\$945,000	2350	720	9	1908	4	4455	N	N	1519 26TH AVE E
003	669950	0040	6/21/05	\$955,000	2370	900	9	1906	5	5000	Y	N	2323 BROADWAY E
003	676270	0775	9/21/06	\$1,500,000	2370	0	9	1926	5	4200	N	N	1221 FEDERAL AVE E
003	116900	0100	6/28/05	\$860,000	2380	1030	9	1921	4	4680	Y	N	1950 15TH AVE E
003	133680	0915	3/28/07	\$840,000	2390	560	9	1906	3	5280	N	N	900 18TH AVE E
003	983120	0525	5/26/06	\$900,000	2390	0	9	1967	4	5000	N	N	941 BROADWAY E
003	133680	0705	7/17/07	\$1,388,125	2400	150	9	1906	5	5760	N	N	722 17TH AVE E
003	133880	0120	6/6/07	\$1,500,000	2410	910	9	2007	3	4320	N	N	927 20TH AVE E
003	133630	0425	4/6/06	\$1,100,000	2420	560	9	1905	3	4573	N	N	945 13TH AVE E
003	676270	0480	11/8/05	\$765,000	2420	0	9	1909	3	5000	N	N	1108 10TH AVE E
003	133630	0425	5/25/07	\$2,075,000	2420	560	9	1905	3	4573	N	N	945 13TH AVE E
003	116900	0360	7/27/06	\$985,000	2460	260	9	1910	3	4232	N	N	1939 14TH AVE E
003	133680	0615	3/17/05	\$815,000	2460	0	9	1906	4	4500	N	N	917 18TH AVE E
003	359250	0800	7/25/07	\$1,150,000	2480	0	9	1925	3	6060	N	N	1628 22ND AVE E
003	948870	0005	10/18/06	\$1,298,400	2515	750	9	1925	5	5000	Y	N	1824 FEDERAL AVE E
003	359250	0616	3/28/07	\$1,695,000	2580	700	9	1928	4	9525	Y	N	1520 22ND AVE E
003	669950	0165	9/4/07	\$985,000	2590	0	9	1907	4	6400	N	N	2320 BROADWAY E
003	133830	0540	10/30/07	\$1,495,000	2600	0	9	1910	4	4320	N	N	1139 20TH AVE E
003	133780	0630	7/25/05	\$1,325,000	2630	1200	9	2007	3	4800	N	N	1143 16TH AVE E
003	359250	0651	6/27/05	\$1,600,000	2650	0	9	1919	4	8539	Y	N	2101 E CRESCENT DR

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	220750	0780	5/2/05	\$940,000	2660	0	9	1900	4	4000	N	N	1900 FEDERAL AVE E
003	359250	0560	10/19/06	\$1,020,000	2670	510	9	1979	3	6350	Y	N	1506 22ND AVE E
003	133830	0245	6/16/06	\$1,135,875	2740	0	9	1921	3	5000	Y	N	2109 E GALER ST
003	133780	0965	11/28/07	\$1,510,000	2790	860	9	1909	5	4800	N	N	1231 17TH AVE E
003	553510	0335	3/10/06	\$839,000	2800	0	9	1910	5	4560	N	N	2412 BROADWAY E
003	133780	0840	4/5/07	\$1,400,000	2820	0	9	1906	5	4800	N	N	1205 16TH AVE E
003	266300	0270	5/11/05	\$1,262,000	2860	0	9	1923	5	3880	N	N	942 FEDERAL AVE E
003	266300	0270	4/25/07	\$1,175,000	2860	0	9	1923	5	3880	N	N	942 FEDERAL AVE E
003	867090	0060	11/1/06	\$1,045,000	2860	960	9	1914	4	4000	N	N	1243 E NEWTON ST
003	133680	0245	4/21/06	\$1,280,000	2880	300	9	1921	3	5760	N	N	741 16TH AVE E
003	133880	0655	12/13/05	\$767,500	2890	0	9	1908	4	5324	Y	N	2215 E ALOHA ST
003	133680	0010	2/22/06	\$928,500	2910	0	9	1985	3	5800	N	N	1024 15TH AVE E
003	133680	0120	5/11/05	\$960,000	2910	860	9	1906	3	6000	N	N	939 16TH AVE E
003	867090	0165	9/13/05	\$1,050,000	2990	0	9	1917	3	7600	N	N	1307 E BOSTON ST
003	133880	0535	4/25/07	\$1,775,000	3090	900	9	1909	4	5466	N	N	1031 23RD AVE E
003	133680	0870	6/28/05	\$1,075,000	3100	1010	9	1995	3	5160	N	N	922 18TH AVE E
003	867090	0085	5/31/06	\$950,000	3220	590	9	1914	5	4000	Y	N	1212 E NEWTON ST
003	133680	0645	5/7/07	\$1,660,000	3400	1030	9	1907	5	6000	N	N	933 18TH AVE E
003	669950	0130	5/2/06	\$985,000	3460	0	9	1909	5	6400	N	N	2356 BROADWAY E
003	867090	0105	11/3/05	\$1,050,000	3630	420	9	1915	3	4100	Y	N	1228 E NEWTON ST
003	676270	0540	9/24/07	\$1,520,000	3740	1700	9	2005	3	5000	N	N	1147 FEDERAL AVE E
003	133680	0230	12/1/05	\$950,000	3820	0	9	1906	5	5760	N	N	727 16TH AVE E
003	133830	0475	4/22/05	\$1,295,000	3970	1580	9	1909	5	4600	N	N	1134 20TH AVE E
003	220750	0855	11/2/05	\$940,000	1490	910	10	1999	3	4000	N	N	1928 10TH AVE E
003	220750	0395	1/24/05	\$930,000	1670	1120	10	2002	3	5120	N	N	2023 10TH AVE E
003	983120	0187	12/30/05	\$599,500	1680	220	10	2005	3	1299	N	N	746 A BOYLSTON AVE E
003	983120	0187	5/15/07	\$585,000	1680	220	10	2005	3	1299	N	N	746 A BOYLSTON AVE E
003	983120	0188	2/27/06	\$595,000	1680	190	10	2005	3	1299	N	N	0
003	983120	0189	5/2/06	\$570,000	1680	275	10	2005	3	1356	N	N	0
003	894410	0006	10/31/07	\$815,000	1740	240	10	1905	4	3997	N	N	1005 SUMMIT AVE E
003	983120	0186	12/6/05	\$664,500	1780	210	10	2005	3	1756	N	N	0

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	983120	0185	10/17/06	\$795,950	1820	300	10	2005	3	1378	N	N	742 A BOYLSTON AVE E
003	983120	0185	12/13/05	\$747,000	1820	300	10	2005	3	1378	N	N	742 A BOYLSTON AVE E
003	983120	0183	11/21/05	\$762,776	1910	200	10	2005	3	1319	N	N	748 A BOYLSTON AVE E
003	983120	0184	11/16/05	\$735,000	1910	190	10	2005	3	1319	N	N	742 B BOYLSTON AVE E
003	133880	0515	8/10/05	\$899,000	2030	120	10	1907	3	5400	N	N	1011 23RD AVE E
003	359250	1100	4/21/05	\$941,000	2070	500	10	1926	4	5588	Y	N	1939 E CRESCENT DR
003	359250	0675	6/25/07	\$1,125,000	2200	640	10	1925	5	3408	N	N	1619 22ND AVE E
003	359250	0675	2/21/06	\$820,000	2200	640	10	1925	5	3408	N	N	1619 22ND AVE E
003	676270	0495	5/15/07	\$1,267,000	2200	240	10	1927	3	5000	N	N	1107 FEDERAL AVE E
003	216390	1700	9/25/06	\$1,350,000	2230	0	10	1992	3	7200	N	N	1011 BOYLSTON AVE E
003	216390	1700	5/25/05	\$1,150,000	2230	0	10	1992	3	7200	N	N	1011 BOYLSTON AVE E
003	133680	0865	5/23/05	\$1,565,000	2260	1100	10	2005	3	5040	N	N	928 18TH AVE E
003	359250	0668	7/27/06	\$975,000	2280	220	10	1926	3	3792	N	N	1615 22ND AVE E
003	669950	0055	10/11/05	\$1,067,500	2330	670	10	1904	5	4000	Y	N	2307 BROADWAY E
003	676270	0555	12/12/05	\$965,000	2360	0	10	1910	3	4500	N	N	1157 FEDERAL AVE E
003	133680	0670	8/22/05	\$1,250,000	2440	400	10	1905	5	6240	N	N	957 18TH AVE E
003	266300	0290	5/22/07	\$1,550,000	2480	1100	10	1925	5	4200	N	N	926 FEDERAL AVE E
003	359250	1015	4/7/06	\$1,250,000	2490	720	10	1926	5	6090	N	N	1609 PEACH CT E
003	133680	0405	1/26/05	\$1,100,000	2560	950	10	1904	5	6000	N	N	952 16TH AVE E
003	133860	0055	5/25/06	\$1,375,000	2570	1170	10	2005	3	6258	Y	N	1116 23RD AVE E
003	133880	0530	9/15/05	\$1,000,000	2570	0	10	1908	4	5459	N	N	1027 23RD AVE E
003	133780	0435	5/24/06	\$1,400,000	2660	370	10	1908	4	4800	N	N	1145 17TH AVE E
003	133860	0185	3/19/07	\$1,200,000	2740	0	10	1992	3	5925	Y	N	1235 23RD AVE E
003	133680	0380	2/28/06	\$1,400,000	2780	0	10	1902	4	5760	N	N	735 17TH AVE E
003	116900	0175	3/29/06	\$1,695,000	2790	800	10	2002	3	4200	Y	N	2012 14TH AVE E
003	133630	0590	11/17/06	\$1,275,000	2820	400	10	1915	4	8134	N	N	928 13TH AVE E
003	133780	0495	5/15/07	\$1,867,000	2900	1450	10	2007	3	6480	N	N	1109 17TH AVE E
003	133860	0280	6/6/07	\$1,595,000	2940	200	10	1931	3	6667	Y	N	1139 23RD AVE E
003	312820	0085	11/30/06	\$1,525,000	2940	0	10	1928	4	6324	Y	N	1543 E OLIN PL
003	312820	0085	3/9/05	\$1,400,000	2940	0	10	1928	4	6324	Y	N	1543 E OLIN PL
003	133860	0280	1/19/05	\$975,000	2940	200	10	1931	3	6667	Y	N	1139 23RD AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133860	0295	5/1/06	\$1,720,000	2980	620	10	1937	4	6974	Y	N	1121 23RD AVE E
003	133880	0400	3/5/07	\$1,900,000	2990	0	10	1910	4	6480	Y	N	927 22ND AVE E
003	133730	0115	5/13/05	\$760,000	3000	1200	10	1907	3	6042	N	N	809 15TH AVE E
003	676270	0645	6/6/06	\$1,875,000	3040	750	10	1900	4	5700	N	N	1236 FEDERAL AVE E
003	867090	0180	3/8/05	\$900,000	3060	1000	10	1911	3	6270	Y	N	1317 E BOSTON ST
003	133630	0475	7/26/05	\$1,300,000	3120	770	10	1994	3	4650	N	N	908 12TH AVE E
003	134630	0130	5/8/07	\$1,710,000	3170	0	10	1906	4	6000	N	N	702 14TH AVE E
003	133730	0070	3/20/07	\$1,175,000	3180	0	10	1905	3	6105	N	N	1422 E ROY ST
003	133680	0105	3/29/06	\$1,795,000	3300	0	10	1907	3	7924	N	N	933 16TH AVE E
003	133880	0335	11/20/06	\$1,500,000	3410	220	10	1913	3	6480	N	N	938 21ST AVE E
003	133680	0330	2/1/05	\$2,000,000	3490	800	10	2003	3	5760	N	N	712 16TH AVE E
003	133680	0445	6/11/05	\$1,955,000	3640	1380	10	2005	3	6000	N	N	916 16TH AVE E
003	134630	0005	10/9/07	\$1,770,000	3910	650	10	1903	4	9522	N	N	1007 14TH AVE E
003	339880	0035	3/5/07	\$1,950,000	3910	0	10	1911	4	12000	N	N	1604 FEDERAL AVE E
003	133860	0340	6/6/07	\$2,495,000	3990	720	10	1910	4	6480	Y	N	1128 22ND AVE E
003	133730	0130	9/4/07	\$1,815,000	4070	140	10	1908	4	7770	N	N	1422 E VALLEY ST
003	133730	0065	8/26/05	\$1,238,000	4290	790	10	1906	4	6084	N	N	1426 E ROY ST
003	133830	0290	8/17/06	\$2,995,600	4370	340	10	1912	5	8640	N	N	1129 22ND AVE E
003	133730	0050	8/25/05	\$1,229,000	4580	400	10	1911	4	5300	N	N	709 15TH AVE E
003	113000	0226	10/10/05	\$1,095,000	1020	1360	11	1994	3	5031	Y	N	1617 BROADWAY E
003	669950	0070	6/1/06	\$1,025,000	2020	610	11	1988	3	3325	Y	N	2348 HARVARD AVE E
003	674270	0125	8/30/06	\$1,400,000	2180	810	11	1988	3	3531	Y	N	2230 HARVARD AVE E
003	674270	0120	7/17/06	\$1,250,000	2200	750	11	1989	3	3336	Y	N	2234 HARVARD AVE E
003	220750	0850	9/21/07	\$1,725,000	2210	620	11	2000	3	4783	N	N	1932 10TH AVE E
003	134230	0215	1/9/07	\$1,440,000	2290	1550	11	1993	4	4760	Y	N	1548 16TH AVE E
003	216390	1695	10/11/06	\$1,795,000	2360	710	11	1960	5	7200	N	N	1005 BOYLSTON AVE E
003	216390	1695	5/25/05	\$1,675,000	2360	710	11	1960	5	7200	N	N	1005 BOYLSTON AVE E
003	212504	9031	6/20/07	\$1,837,500	2720	1060	11	1991	3	6120	Y	N	2102 E GALER ST
003	133860	0275	7/11/05	\$1,765,000	2960	1060	11	1999	3	5137	Y	N	2225 E HIGHLAND DR
003	133780	0325	8/8/05	\$1,575,000	3440	0	11	1906	5	7200	N	N	1108 17TH AVE E
003	133730	0090	6/7/07	\$1,300,000	3470	330	11	1902	4	6050	N	N	1421 E VALLEY ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212504	9027	2/10/06	\$2,790,000	3920	920	11	1941	5	20520	N	N	1500 18TH AVE E
003	133880	0475	4/28/05	\$1,300,000	4200	0	11	1914	3	7721	Y	N	902 22ND AVE E
003	133730	0285	4/20/07	\$2,400,000	4230	0	11	1910	3	5610	N	N	1428 E WARD ST
003	134630	0125	5/6/05	\$2,190,000	4300	100	11	2005	3	4855	N	N	626 14TH AVE E
003	134630	0125	9/18/07	\$2,125,000	4300	100	11	2005	3	4855	N	N	626 14TH AVE E
003	339880	0125	2/3/06	\$2,595,000	4570	1320	11	2002	3	10545	N	N	1515 FEDERAL AVE E
003	113000	0015	8/4/05	\$2,600,000	4890	0	11	1919	3	20000	N	N	1658 FEDERAL AVE E
003	220750	0990	3/19/07	\$2,840,000	4920	0	11	1987	3	5120	Y	N	1917 10TH AVE E
003	212504	9116	9/13/06	\$5,500,000	5430	1200	11	1938	4	160432	Y	N	1700 17TH AVE E
003	133630	0070	9/24/07	\$1,600,000	5730	2380	11	1906	4	9048	Y	N	905 12TH AVE E
003	983120	0490	3/16/05	\$1,750,000	5910	600	11	1909	3	7500	N	N	948 HARVARD AVE E
003	983120	0153	7/7/06	\$1,790,000	1890	1000	12	2006	3	2991	N	N	715 HARVARD AVE E
003	983120	0152	6/7/06	\$1,800,000	2890	1000	12	2006	3	3804	N	N	711 HARVARD AVE E
003	983120	0154	11/14/06	\$1,895,000	2890	1000	12	2006	3	2985	N	N	719 HARVARD AVE E
003	983120	0155	3/23/06	\$1,900,000	2890	1000	12	2006	3	2968	N	N	721 HARVARD AVE E
003	983120	0156	5/31/05	\$1,950,000	2890	1000	12	2006	3	2992	N	N	723 HARVARD AVE E
003	983120	0157	6/6/05	\$1,925,000	2890	1000	12	2006	3	2992	N	N	725 HARVARD AVE E
003	983120	0158	10/13/05	\$1,995,000	2890	1000	12	2006	3	3377	N	N	727 HARVARD AVE E
003	983120	0159	8/20/07	\$1,900,000	2890	1000	12	2006	3	3452	N	N	731 HARVARD AVE E
003	134630	0035	9/21/05	\$1,895,000	3420	1060	12	1902	5	5000	N	N	923 14TH AVE E
003	133830	0350	8/22/05	\$2,190,000	3850	1000	12	1915	4	9108	N	N	2105 E HIGHLAND DR
003	133830	0325	4/10/05	\$3,195,000	4200	1200	12	2004	3	8640	N	N	1120 21ST AVE E
003	339880	0120	8/1/06	\$2,432,721	4570	1140	12	1919	5	6600	N	N	1014 E GALER ST
003	676270	0610	6/6/07	\$2,400,000	4710	1450	12	1915	5	10000	N	N	1104 FEDERAL AVE E
003	339880	0085	5/31/05	\$4,100,000	5670	1690	12	2001	3	11300	N	N	1617 FEDERAL AVE E
003	133860	0265	4/27/07	\$5,800,000	6000	870	12	1920	5	12020	Y	N	1162 22ND AVE E
003	216390	1710	6/23/05	\$3,013,118	6050	0	12	1905	5	12360	N	N	1025 BOYLSTON AVE E
003	133830	0200	7/12/07	\$3,250,000	6630	1500	12	1913	4	8640	N	N	1205 22ND AVE E
003	212504	9030	9/24/07	\$5,250,000	6720	2800	12	1924	5	14850	Y	N	2010 E GALER ST
004	501600	2200	5/4/07	\$380,000	670	0	6	1968	3	5000	N	N	402 25TH AVE E
004	501600	2200	4/6/05	\$289,000	670	0	6	1968	3	5000	N	N	402 25TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501600	2045	10/22/07	\$360,000	700	500	6	1951	3	5000	N	N	603 26TH AVE E
004	501500	1325	9/14/07	\$373,000	780	0	6	1901	4	4000	N	N	2635 E VALLEY ST
004	501600	1595	2/13/07	\$435,000	1040	0	6	1964	2	5000	Y	N	440 26TH AVE E
004	501600	3015	3/1/06	\$300,000	1050	0	6	1908	5	3200	Y	N	437 25TH AVE E
004	501500	1140	12/16/05	\$300,000	1060	0	6	1903	4	4000	Y	N	2442 E VALLEY ST
004	533220	0605	12/5/06	\$583,250	1600	0	6	1910	4	4000	N	N	2806 E ROY ST
004	133880	1025	5/8/06	\$420,000	760	420	7	1924	4	3500	N	N	2309 E VALLEY ST
004	533220	0535	10/8/07	\$299,687	770	720	7	1977	3	4000	N	N	2801 E ALOHA ST
004	501500	0830	11/8/06	\$335,000	790	0	7	1910	5	4000	N	N	2418 E ALOHA ST
004	533220	0620	12/12/05	\$294,000	820	0	7	1959	3	2805	N	N	631 29TH AVE E
004	501100	0190	4/25/06	\$390,000	840	0	7	1900	4	3465	N	N	530 23RD AVE E
004	501600	1110	5/5/05	\$446,000	900	0	7	1925	5	3700	Y	N	332 25TH AVE E
004	501500	1270	10/19/06	\$599,000	940	300	7	1916	4	6000	N	N	2632 E VALLEY ST
004	501500	0840	11/16/06	\$565,000	950	600	7	1910	5	4000	Y	N	2428 E ALOHA ST
004	501500	1005	12/29/05	\$440,000	950	0	7	1906	4	4000	Y	N	2449 E ALOHA ST
004	501500	1560	8/15/06	\$690,000	1010	200	7	1900	4	4000	N	N	2500 E ROY ST
004	501600	2305	7/19/06	\$429,500	1020	640	7	1921	5	5000	Y	N	449 26TH AVE E
004	320430	0520	9/26/07	\$842,000	1020	0	7	1961	3	5400	Y	N	1067 25TH AVE E
004	533220	0510	6/21/06	\$530,000	1060	340	7	1907	3	5100	N	N	815 29TH AVE E
004	501600	2810	2/28/07	\$675,000	1150	0	7	1924	5	4100	Y	N	455 24TH AVE E
004	501500	1040	3/8/07	\$780,000	1160	200	7	1963	3	4000	Y	N	2425 E ALOHA ST
004	501500	1040	7/7/06	\$530,000	1160	200	7	1963	3	4000	Y	N	2425 E ALOHA ST
004	501500	0815	8/28/06	\$525,000	1180	600	7	1962	3	4000	N	N	2410 E ALOHA ST
004	501600	1495	5/23/05	\$475,000	1230	910	7	1964	3	7500	N	N	427 27TH AVE E
004	501600	1230	12/27/05	\$440,000	1290	0	7	1981	3	5000	N	N	601 27TH AVE E
004	501600	0980	11/17/05	\$410,000	1310	320	7	1904	4	5300	N	N	313 26TH AVE E
004	501600	0995	10/3/07	\$700,000	1360	460	7	1917	5	5978	N	N	2536 E MADISON ST
004	501600	1470	10/31/07	\$529,000	1390	0	7	1947	3	5350	N	N	411 27TH AVE E
004	501600	2570	4/21/05	\$410,000	1420	0	7	1918	4	2500	N	N	2317 E HARRISON ST
004	501600	2320	9/13/07	\$835,000	1490	600	7	1978	5	6630	Y	N	453 26TH AVE E
004	134430	0375	2/12/07	\$599,000	1720	310	7	1912	4	4200	N	N	418 23RD AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501600	1440	4/6/06	\$475,000	1760	0	7	2000	3	1749	N	N	2614 E MADISON ST
004	501600	3146	1/3/06	\$509,950	1760	0	7	1984	3	6400	Y	N	615 25TH AVE E
004	982870	2870	9/14/06	\$330,000	1760	0	7	1906	3	3300	N	N	2320 E MADISON ST
004	501600	1442	6/3/05	\$405,000	1760	0	7	2000	3	1144	N	N	2616 E MADISON ST
004	501500	1175	1/5/05	\$640,000	1850	1040	7	2004	3	4000	N	N	2635 E ALOHA ST
004	501600	1448	3/28/06	\$579,000	1930	0	7	2000	3	2094	N	N	2622 E MADISON ST
004	501500	0280	7/10/07	\$449,500	760	540	8	1985	3	2700	N	N	2328 E WARD ST
004	501600	1535	7/25/05	\$580,000	960	960	8	1913	4	3300	N	N	443 27TH AVE E
004	982870	2891	7/25/05	\$375,000	960	130	8	2005	3	1209	N	N	227 B 24TH AVE E
004	982870	2892	9/28/05	\$369,500	960	130	8	2005	3	1210	N	N	227 A 24TH AVE E
004	982870	2901	2/17/06	\$407,500	1000	160	8	2006	3	741	N	N	217 B 24TH AVE E
004	982870	2902	2/21/06	\$410,000	1000	160	8	2006	3	1010	N	N	217 A 24TH AVE E
004	982870	2900	2/28/06	\$395,500	1010	140	8	2006	3	1575	N	N	219 C 24TH AVE E
004	982870	2898	2/14/06	\$409,285	1010	140	8	2006	3	1170	N	N	219 A 24TH AVE E
004	982870	2899	3/8/06	\$393,000	1010	140	8	2006	3	951	N	N	219 B 24TH AVE E
004	320430	0005	6/22/05	\$549,000	1020	820	8	1950	3	4125	N	N	2409 E GALER ST
004	501500	1000	5/24/06	\$680,000	1040	730	8	1968	5	4000	Y	N	811 26TH AVE E
004	501500	1000	1/3/05	\$560,000	1040	730	8	1968	5	4000	Y	N	811 26TH AVE E
004	501600	1545	12/19/05	\$539,950	1130	400	8	1915	5	3333	N	N	445 27TH AVE E
004	501600	1545	3/22/05	\$452,000	1130	400	8	1915	5	3333	N	N	445 27TH AVE E
004	133880	1055	9/20/06	\$525,000	1130	300	8	1927	3	3600	N	N	806 23RD AVE E
004	320430	0470	9/24/07	\$565,000	1260	440	8	1918	3	2220	Y	N	2409 E PROSPECT ST
004	501600	3020	4/13/07	\$475,000	1270	780	8	1906	4	6400	N	N	441 25TH AVE E
004	501600	1325	2/24/05	\$445,000	1290	0	8	1987	3	2500	N	N	408 26TH AVE E
004	501500	0660	1/27/05	\$364,800	1300	0	8	1978	5	3700	N	N	2612 E ALOHA ST
004	501600	2715	9/20/05	\$650,000	1320	670	8	1928	5	5000	Y	N	415 24TH AVE E
004	320430	0440	8/25/05	\$480,000	1370	0	8	1928	4	3000	Y	N	1115 25TH AVE E
004	501600	1290	7/25/07	\$650,925	1370	670	8	1987	3	4000	Y	N	422 26TH AVE E
004	501600	2465	8/18/05	\$642,000	1380	540	8	1986	3	3200	Y	N	323 25TH AVE E
004	501500	1370	12/26/07	\$633,000	1390	1300	8	1985	3	4080	Y	N	716 26TH AVE E
004	501500	1370	8/5/05	\$399,950	1390	1300	8	1985	3	4080	Y	N	716 26TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	320430	1193	6/14/05	\$995,000	1440	1240	8	1951	5	7440	N	N	2811 E INTERLAKEN BLVD
004	533220	0460	12/13/07	\$452,000	1460	0	8	1950	3	7600	N	N	2821 E WARD ST
004	501500	0305	5/17/06	\$575,000	1470	0	8	1903	5	2000	Y	N	1007 25TH AVE E
004	501500	1440	6/14/07	\$601,000	1480	0	8	1993	3	4000	N	N	2716 E ROY ST
004	320430	0600	5/19/06	\$490,000	1500	0	8	1925	4	4560	Y	N	1074 25TH AVE E
004	501500	0146	4/3/06	\$715,000	1560	1000	8	1909	5	3720	Y	N	2500 E HELEN ST
004	320430	0265	8/10/06	\$900,000	1580	0	8	2004	3	4920	Y	N	1215 25TH AVE E
004	501600	1005	8/29/05	\$475,000	1635	0	8	1998	3	1750	N	N	0
004	501600	1011	6/9/06	\$535,000	1635	0	8	1998	3	1355	N	N	0
004	501500	0855	6/6/05	\$940,000	1670	800	8	1994	3	8000	N	N	2440 E ALOHA ST
004	320430	0445	11/8/05	\$506,000	1680	520	8	1976	4	3000	Y	N	1119 25TH AVE E
004	501500	1645	5/9/06	\$770,000	1700	0	8	1926	4	4760	Y	N	705 24TH AVE E
004	320430	0920	4/20/05	\$950,000	1730	1730	8	1952	5	12000	N	N	1221 26TH AVE E
004	320430	1150	12/28/05	\$608,000	1810	400	8	1987	3	3000	N	N	1406 26TH AVE E
004	320430	1155	10/25/06	\$615,000	1810	400	8	1987	3	3000	N	N	1402 26TH AVE E
004	320430	1160	7/10/07	\$622,000	1810	400	8	1987	3	3000	N	N	1400 26TH AVE E
004	501500	1085	8/29/05	\$705,000	1810	400	8	1901	5	4200	N	N	2400 E VALLEY ST
004	320430	0370	8/10/05	\$592,000	1830	0	8	1912	4	6000	Y	N	1108 24TH AVE E
004	501600	1849	12/14/05	\$575,000	1870	0	8	1987	3	4022	N	N	621 29TH AVE E
004	501500	1320	6/6/05	\$630,000	1910	0	8	2000	3	4000	N	N	2641 E VALLEY ST
004	982870	2890	8/8/05	\$475,000	1950	0	8	1931	4	2992	N	N	225 24TH AVE E
004	501500	1345	8/9/07	\$710,000	1980	0	8	1995	3	3300	N	N	2621 E VALLEY ST
004	501600	1620	10/11/05	\$679,950	2000	0	8	2003	3	4000	N	N	436 27TH AVE E
004	320430	0130	1/9/07	\$610,000	2030	0	8	1937	4	4440	N	N	2423 E GALER ST
004	133880	1065	3/15/07	\$560,000	2040	350	8	1926	4	3700	Y	N	2309 E ALOHA ST
004	320430	0160	7/12/05	\$750,000	2110	0	8	1928	4	4800	Y	N	1222 24TH AVE E
004	320430	0540	12/9/05	\$910,000	2152	0	8	2005	3	3600	Y	N	2415 E PROSPECT ST
004	501500	1055	7/28/05	\$850,000	2310	1070	8	1925	5	4000	N	N	2413 E ALOHA ST
004	501600	2560	10/24/06	\$785,000	2534	0	8	2005	3	5000	Y	N	333 24TH AVE E
004	133880	1010	2/26/07	\$700,000	2580	1290	8	1909	3	5269	N	N	706 23RD AVE E
004	501500	1695	11/3/05	\$662,000	910	470	9	2003	3	3500	Y	N	2511 E ROY ST

Improved Sales Used in this Annual Update Analysis
Area 13
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501600	1055	4/19/05	\$615,000	1210	530	9	1994	3	2150	Y	N	316 25TH AVE
004	501600	1060	8/21/06	\$710,000	1210	530	9	1994	3	2500	Y	N	318 25TH AVE
004	501600	2545	2/22/06	\$549,950	1240	0	9	1981	3	4450	Y	N	321 24TH AVE E
004	501500	0370	2/27/07	\$662,000	1430	0	9	2000	3	2295	Y	N	2501 E HELEN ST
004	501600	3040	11/16/05	\$675,000	1440	560	9	1999	3	2652	Y	N	2415 E MERCER ST
004	982870	2884	6/6/06	\$560,000	1440	0	9	1990	3	1839	N	N	2325 E THOMAS ST
004	501600	2830	6/22/06	\$995,000	1560	1060	9	1998	3	4992	Y	N	448 24TH AVE E
004	501600	2170	11/18/05	\$670,000	1570	640	9	2000	3	2500	Y	N	422 25TH AVE E
004	320430	0145	8/1/07	\$665,000	1610	560	9	1990	3	2500	Y	N	2407 E LEE ST
004	501500	0960	4/28/06	\$876,500	1660	580	9	1914	5	6200	Y	N	2310 E VALLEY ST
004	501500	0960	4/26/05	\$742,000	1660	580	9	1914	5	6200	Y	N	2310 E VALLEY ST
004	501500	0465	7/10/07	\$759,000	1670	380	9	1979	3	5700	N	N	2633 E HELEN ST
004	501600	1380	9/7/07	\$530,000	1670	0	9	2001	3	964	N	N	
004	501600	1370	2/14/07	\$574,500	1670	0	9	2001	3	1617	N	N	300 A 26TH AVE E
004	501600	1390	1/6/06	\$490,000	1670	0	9	2001	3	964	N	N	300 C 26TH AVE E
004	501600	1400	5/23/05	\$480,000	1700	0	9	2001	3	1294	N	N	300 D 26TH AVE E
004	501500	0180	6/6/05	\$610,000	1720	0	9	1992	3	4200	Y	N	1059 25TH AVE E
004	501600	3195	3/7/06	\$700,000	1750	0	9	1905	5	4400	Y	N	2312 E MERCER ST
004	501500	1625	5/31/07	\$485,000	1760	260	9	1919	5	3900	Y	N	2312 E ROY ST
004	133880	1085	7/20/06	\$740,000	1950	0	9	1921	5	5250	N	N	906 23RD AVE E
004	501500	0485	10/24/06	\$786,300	2000	240	9	1987	3	4000	N	N	2619 E HELEN ST
004	501500	0065	3/14/07	\$662,500	2030	0	9	1984	3	5069	N	N	2610 E HELEN ST
004	501500	1255	8/8/06	\$735,000	2040	0	9	1997	3	3300	N	N	2618 E VALLEY ST
004	533220	0615	5/24/06	\$782,000	2040	0	9	2000	3	3968	N	N	2814 E ROY ST
004	501600	2302	6/1/05	\$575,000	2130	0	9	2002	3	2500	Y	N	445 26TH AVE E
004	501600	1660	10/21/05	\$821,500	2140	840	9	2004	3	3318	N	N	416 27TH AVE E
004	501600	2240	8/8/07	\$1,100,000	2160	0	9	1982	3	7500	N	N	415 26TH AVE E
004	501500	0596	2/6/06	\$790,000	2550	0	9	1983	3	4089	N	N	2633 E WARD ST
004	501500	1045	11/28/05	\$825,000	2710	0	9	1996	3	4000	Y	N	2421 E ALOHA ST
004	133880	1005	8/25/06	\$895,000	2800	0	9	1910	5	5250	Y	N	2300 E ROY ST
004	501500	0340	4/28/05	\$836,119	2330	300	10	2005	3	4000	Y	N	2525 E HELEN ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	320430	0695	1/11/05	\$930,000	2380	1170	10	2004	3	6000	Y	N	1112 25TH AVE E
004	501600	2495	6/20/07	\$840,000	2540	0	10	1998	3	6400	Y	N	337 25TH AVE E
004	501500	0346	9/16/05	\$895,000	2560	940	10	2000	3	4000	Y	N	2521 E HELEN ST
004	501500	1245	4/18/05	\$899,000	2710	830	10	2005	3	4000	Y	N	2612 E VALLEY ST
004	320430	0675	5/3/06	\$1,260,000	2730	950	10	2006	3	6000	N	N	1122 25TH AVE E
004	320430	1240	3/28/05	\$955,000	2950	0	10	2005	3	5040	N	N	1216 26TH AVE E
004	320430	0330	7/10/07	\$1,249,000	3070	200	10	1993	3	6000	Y	N	1126 24TH AVE E
004	320430	0330	4/11/05	\$1,060,000	3070	200	10	1993	3	6000	Y	N	1126 24TH AVE E
004	501600	2935	5/23/06	\$1,150,000	3230	0	10	1994	3	4800	Y	N	402 24TH AVE E
005	195970	3165	3/15/06	\$424,950	850	650	6	1926	3	2825	N	N	212 E MARTIN ST
005	195220	0061	10/24/07	\$900,000	760	160	7	1928	3	3942	N	N	2512 EVERETT AVE E
005	678820	1015	12/14/06	\$619,000	850	750	7	1918	4	4000	N	N	2509 E CALHOUN ST
005	212504	9122	12/16/05	\$393,500	880	0	7	1951	3	4057	N	N	1901 E LYNN ST
005	871210	0685	8/29/05	\$449,500	980	0	7	1919	3	4178	N	N	1945 26TH AVE E
005	102800	0005	5/12/05	\$509,000	990	0	7	1921	3	5171	N	N	2103 BOYER AVE E
005	678820	0931	10/12/05	\$579,000	1040	750	7	1923	4	4000	N	N	2407 25TH AVE E
005	196220	0540	7/23/07	\$659,950	1060	1060	7	1922	5	5040	N	N	821 E GWINN PL
005	196220	0540	1/21/05	\$530,000	1060	1060	7	1922	5	5040	N	N	821 E GWINN PL
005	871210	0710	10/12/05	\$585,000	1090	0	7	1922	4	4178	N	N	1965 26TH AVE E
005	195220	0185	9/4/07	\$747,000	1120	0	7	1949	3	5000	Y	N	2509 BOYER AVE E
005	871210	0105	11/29/05	\$467,500	1140	0	7	1923	3	4635	N	N	2411 E BOSTON ST
005	881440	0080	9/1/06	\$525,000	1140	400	7	1945	3	5020	N	N	2530 E MILLER ST
005	871210	0750	1/21/05	\$503,700	1170	1080	7	1939	4	4250	N	N	1860 24TH AVE E
005	678820	0746	7/8/05	\$539,000	1190	0	7	1916	4	4000	N	N	2207 E CALHOUN ST
005	678820	1346	5/9/06	\$491,000	1210	0	7	1918	3	4000	N	N	2419 E MCGRAW ST
005	678820	0660	6/30/05	\$562,000	1220	200	7	1921	3	3800	N	N	1920 E MCGRAW ST
005	678820	0045	6/20/07	\$785,000	1230	0	7	1923	4	6270	N	N	2521 E MILLER ST
005	678820	0825	4/26/05	\$542,000	1270	0	7	1925	4	4000	N	N	2218 E MCGRAW ST
005	872210	1030	11/7/06	\$655,100	1280	150	7	1913	4	3600	N	N	1918 BOYER AVE E
005	871210	0265	9/28/05	\$555,000	1290	0	7	1918	4	4178	N	N	2014 25TH AVE E
005	678820	2250	5/2/07	\$575,000	1310	0	7	1926	3	4000	N	N	1620 E MCGRAW ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	102800	0030	12/6/06	\$591,500	1330	0	7	1921	4	4800	N	N	2123 BOYER AVE E
005	872210	0055	8/22/05	\$525,000	1330	170	7	1914	3	4800	N	N	2051 24TH AVE E
005	560500	0405	12/5/06	\$625,000	1360	430	7	1925	3	5429	N	N	2111 E HAMLIN ST
005	880590	0070	10/13/06	\$580,000	1360	0	7	1925	4	2925	N	N	2564 24TH AVE E
005	678820	0870	5/23/05	\$525,000	1390	0	7	1922	3	5000	N	N	2415 E CALHOUN ST
005	880590	0225	2/25/05	\$635,865	1390	860	7	1924	4	3000	N	N	2557 25TH AVE E
005	872210	1000	10/17/05	\$498,000	1400	120	7	1925	3	6324	N	N	1934 BOYER AVE E
005	871210	0540	9/11/06	\$567,000	1420	140	7	1916	3	4178	N	N	1942 25TH AVE E
005	678820	0140	3/22/06	\$515,000	1430	0	7	1920	3	5500	N	N	2466 24TH AVE E
005	678820	0766	7/24/07	\$787,000	1440	100	7	1924	4	4500	N	N	2225 E CALHOUN ST
005	678820	0766	11/24/06	\$517,500	1440	100	7	1924	4	4500	N	N	2225 E CALHOUN ST
005	678820	0165	9/1/05	\$770,000	1490	0	7	1922	4	5000	N	N	2427 E MILLER ST
005	872210	0040	5/19/05	\$385,000	1560	0	7	1920	3	4920	N	N	2057 24TH AVE E
005	560500	0065	9/21/07	\$965,000	1590	0	7	1914	3	6050	N	N	1866 E SHELBY ST
005	560500	0065	6/14/06	\$879,000	1590	0	7	1914	3	6050	N	N	1866 E SHELBY ST
005	678820	1496	1/10/06	\$648,000	1590	100	7	1922	4	4500	N	N	2314 E LYNN ST
005	880590	0245	7/1/05	\$500,000	1590	0	7	1921	3	4192	N	N	2209 E ROANOKE ST
005	871210	0060	1/24/05	\$577,000	1640	0	7	1922	3	3280	N	N	2201 25TH AVE E
005	880590	0845	11/16/06	\$650,000	1650	0	7	1924	4	6000	N	N	2224 E MILLER ST
005	280460	0130	12/12/06	\$630,000	1710	180	7	1927	4	3728	N	N	2523 ROYAL CT E
005	280460	0130	8/9/05	\$535,000	1710	180	7	1927	4	3728	N	N	2523 ROYAL CT E
005	359250	0056	12/13/05	\$659,000	1710	1020	7	1992	3	4800	N	N	1756 26TH AVE E
005	872210	0315	6/27/07	\$684,300	1770	0	7	1925	3	5394	N	N	2017 23RD AVE E
005	872210	0315	8/9/07	\$660,000	1770	0	7	1925	3	5394	N	N	2017 23RD AVE E
005	872210	0030	3/2/06	\$485,000	1800	0	7	1918	3	4800	N	N	2201 24TH AVE E
005	678820	1395	9/6/06	\$784,000	1820	1150	7	1924	4	6000	N	N	2414 E LYNN ST
005	871210	0765	5/12/06	\$500,000	1840	0	7	1920	3	4250	N	N	1844 24TH AVE E
005	195970	2270	7/26/05	\$460,000	1900	0	7	1920	4	6000	N	N	822 E GWINN PL
005	678820	1705	10/25/07	\$515,200	1910	0	7	1924	4	4275	N	N	1915 E MCGRAW ST
005	678820	1400	9/22/06	\$750,000	1940	0	7	1922	3	6000	N	N	2420 E LYNN ST
005	560500	0455	5/7/07	\$772,000	2140	120	7	1922	3	4230	N	N	2812 MONTLAKE BLVD NE

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	872210	0060	10/16/07	\$650,000	2220	360	7	1921	2	4800	N	N	2047 24TH AVE E
005	871210	0230	6/19/06	\$729,000	2300	0	7	1983	3	4178	N	N	2214 25TH AVE E
005	560500	0025	4/18/07	\$1,390,000	2360	340	7	1925	4	6050	Y	N	1826 E SHELBY ST
005	880590	0255	3/29/05	\$400,000	1010	650	8	1951	3	4481	N	N	2571 E MONTLAKE PL E
005	678820	0317	1/5/07	\$590,000	1020	400	8	1957	3	4500	N	N	2206 E CALHOUN ST
005	678820	3000	12/7/06	\$599,000	1020	0	8	1919	3	4770	N	N	2325 BOYER AVE E
005	102900	0002	6/25/07	\$550,500	1040	0	8	1979	3	8953	N	N	2197 BOYER AVE E
005	872210	0145	4/4/07	\$689,000	1060	0	8	1922	3	4800	Y	N	2068 23RD AVE E
005	195970	2300	10/23/06	\$625,000	1120	870	8	1922	4	5000	N	N	844 E GWINN PL
005	196220	0425	12/29/05	\$725,000	1120	350	8	1923	5	4800	N	N	891 E GWINN PL
005	195970	1995	11/21/05	\$650,000	1150	1150	8	1923	3	4400	Y	N	2831 BOYER AVE E
005	359300	0023	5/20/05	\$550,000	1178	100	8	1926	4	2994	N	N	1603 BOYER AVE E
005	280410	0095	3/25/05	\$649,000	1180	870	8	2001	3	3933	N	N	2225 E NORTH ST
005	880590	0850	8/8/07	\$499,000	1200	0	8	1954	4	4800	N	N	2230 E MILLER ST
005	678820	0666	12/20/05	\$565,420	1210	0	8	1919	5	3800	N	N	1928 E MCGRAW ST
005	102900	0035	12/22/06	\$500,000	1220	290	8	1948	3	10888	N	N	2104 16TH AVE E
005	102900	0005	7/9/07	\$742,000	1230	1000	8	1956	3	13445	N	N	2191 BOYER AVE E
005	872210	0920	8/30/06	\$745,000	1250	500	8	2004	3	3306	N	N	2026 BOYER AVE E
005	195970	2340	4/4/05	\$688,000	1260	0	8	1922	5	4800	N	N	866 E GWINN PL
005	195220	0240	11/15/05	\$898,000	1270	800	8	1910	5	13241	Y	N	2432 DELMAR DR E
005	880590	0320	4/10/07	\$609,900	1270	480	8	1926	4	2512	N	N	2226 E LOUISA ST
005	872210	1100	5/19/06	\$645,000	1300	750	8	1926	4	5160	N	N	2219 E HOWE ST
005	880590	0745	7/18/05	\$557,000	1300	0	8	1922	4	3240	N	N	2507 22ND AVE E
005	195220	0200	6/6/07	\$499,000	1310	0	8	1927	4	3177	Y	N	2423 EVERETT AVE E
005	195970	0388	7/28/05	\$440,000	1330	1330	8	1946	3	5115	N	N	2632 HARVARD AVE E
005	871210	0495	7/22/05	\$755,000	1370	160	8	1910	4	4402	N	N	1912 26TH AVE E
005	215890	0175	5/31/05	\$660,000	1380	0	8	1927	3	3520	N	N	2010 E EATON PL
005	871210	0340	1/21/05	\$577,000	1380	250	8	1912	4	4178	N	N	2047 26TH AVE E
005	872210	0940	6/8/06	\$642,000	1380	120	8	1925	3	3205	N	N	2008 BOYER AVE E
005	280460	0140	5/29/07	\$895,000	1410	0	8	1927	4	3728	N	N	2528 ROYAL CT E
005	880590	0230	5/13/06	\$700,000	1410	310	8	1922	5	3000	N	N	2553 25TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	880590	0570	5/26/05	\$785,000	1410	320	8	1928	4	4987	N	N	1918 E MILLER ST
005	880590	0455	12/9/06	\$725,000	1420	690	8	1938	4	8452	Y	N	2571 W MONTLAKE PL E
005	215890	0215	2/2/07	\$640,000	1430	0	8	1930	4	3076	N	N	2007 E EATON PL
005	196220	0445	11/10/05	\$650,000	1440	0	8	1923	4	4800	N	N	881 E GWINN PL
005	678820	0541	12/10/07	\$637,500	1440	0	8	1925	4	3000	N	N	2455 20TH AVE E
005	871210	0690	7/7/05	\$550,000	1440	0	8	1915	3	4178	N	N	1949 26TH AVE E
005	872210	1360	11/20/06	\$630,000	1460	200	8	1911	4	4400	N	N	1818 23RD AVE E
005	212504	9107	6/18/05	\$579,000	1470	100	8	1929	4	3700	N	N	2163 BOYER AVE E
005	872210	0800	5/17/05	\$640,000	1470	100	8	1927	4	3484	N	N	1913 E BLAINE ST
005	195220	0067	5/23/06	\$600,000	1480	0	8	1926	4	3938	N	N	2424 BOYER AVE E
005	195220	0067	10/26/05	\$462,500	1480	0	8	1926	4	3938	N	N	2424 BOYER AVE E
005	215890	0100	4/5/06	\$508,000	1490	0	8	1927	4	3200	N	N	1905 22ND AVE E
005	280460	0030	7/1/06	\$764,000	1500	0	8	1931	3	4206	N	N	2512 E ROANOKE ST
005	195970	2355	6/22/05	\$665,000	1530	450	8	1922	5	4800	N	N	874 E GWINN PL
005	280460	0015	3/2/05	\$640,000	1530	0	8	1931	4	4435	N	N	2612 25TH AVE E
005	880590	0695	8/17/07	\$850,000	1530	0	8	1924	5	4000	N	N	2002 E MILLER ST
005	280410	0115	1/6/06	\$700,000	1540	0	8	1926	4	3964	N	N	2422 E ROANOKE ST
005	215890	0325	4/17/06	\$865,000	1550	800	8	1929	5	3520	N	N	1955 20TH AVE E
005	195220	0053	7/12/06	\$595,000	1565	77	8	2006	3	1324	N	N	0
005	678820	0530	4/7/06	\$740,000	1580	700	8	1930	4	4000	N	N	1920 E CALHOUN ST
005	195220	0054	7/12/06	\$580,000	1588	48	8	2006	3	1093	N	N	0
005	678820	1240	9/8/05	\$869,000	1590	0	8	1925	5	6000	N	N	2525 E MCGRAW ST
005	195220	0056	7/12/06	\$610,000	1590	80	8	2006	3	1515	N	N	2500 BOYER AVE E
005	560500	0075	8/23/05	\$920,000	1600	0	8	1916	4	6050	N	N	1876 E SHELBY ST
005	678820	1060	1/26/05	\$550,000	1600	440	8	1922	4	4000	N	N	2518 E MCGRAW ST
005	872210	0540	11/16/06	\$825,000	1620	0	8	1913	3	6753	N	N	2045 E NEWTON ST
005	195970	2365	6/5/06	\$737,000	1650	0	8	1922	5	4800	N	N	878 E GWINN PL
005	359250	0205	12/18/07	\$730,000	1650	220	8	1936	5	4500	N	N	1817 25TH AVE E
005	678820	0340	7/19/05	\$769,000	1650	800	8	1925	4	4000	N	N	2220 E CALHOUN ST
005	280460	0120	2/23/06	\$675,000	1660	0	8	1927	3	3728	N	N	2531 ROYAL CT E
005	359250	0220	8/13/07	\$539,950	1660	0	8	1921	3	4500	N	N	1820 24TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	872210	0820	11/19/06	\$610,000	1660	100	8	1926	3	3382	N	N	1925 E BLAINE ST
005	880590	0470	8/8/05	\$600,000	1660	100	8	1936	3	5862	N	N	2553 W MONTLAKE PL E
005	215890	0050	11/18/06	\$828,000	1680	120	8	1929	4	3767	N	N	1906 22ND AVE E
005	372080	0045	8/8/06	\$750,000	1690	580	8	1924	4	5500	Y	N	2710 11TH AVE E
005	280460	0160	4/21/05	\$575,000	1700	200	8	1928	3	3728	N	N	2559 E ROANOKE ST
005	678820	0300	4/4/07	\$657,500	1710	600	8	1932	5	3000	N	N	2229 E MILLER ST
005	678820	1495	5/18/07	\$850,000	1740	0	8	1921	5	4500	N	N	2310 E LYNN ST
005	871210	0725	7/18/07	\$750,000	1750	840	8	1912	3	4250	N	N	1882 24TH AVE E
005	359300	0020	8/10/07	\$682,500	1760	150	8	1927	3	4951	N	N	1612 26TH AVE E
005	359250	0091	6/23/05	\$649,000	1770	800	8	1925	4	4406	N	N	1726 BOYER AVE E
005	359250	0181	3/28/06	\$535,000	1770	330	8	1931	4	3743	N	N	1736 BOYER AVE E
005	880590	0585	6/20/07	\$825,000	1780	740	8	1930	4	3025	N	N	1924 E MILLER ST
005	195970	2290	12/15/06	\$717,500	1790	0	8	1922	4	5000	N	N	842 E GWINN PL
005	196220	0085	8/30/07	\$559,950	1790	0	8	1924	3	4285	N	N	816 E ALLISON ST
005	195970	1890	10/31/05	\$801,000	1800	0	8	1921	5	4180	Y	N	2818 11TH AVE E
005	196220	0045	6/8/06	\$524,950	1810	700	8	1924	4	3031	N	N	3136 FRANKLIN AVE E
005	872210	0690	5/30/05	\$884,950	1810	280	8	1926	5	4002	N	N	1920 E BLAINE ST
005	872210	1370	3/14/07	\$734,500	1820	160	8	1912	3	4431	N	N	1810 23RD AVE E
005	872210	1370	7/7/06	\$585,000	1820	160	8	1912	3	4431	N	N	1810 23RD AVE E
005	196220	0195	3/20/07	\$666,496	1830	0	8	1922	4	4950	N	N	906 E ALLISON ST
005	880590	0100	4/10/07	\$903,000	1840	0	8	1926	5	3700	N	N	2411 E ROANOKE ST
005	880590	0915	3/3/05	\$587,500	1850	0	8	1921	4	4000	N	N	2502 24TH AVE E
005	195970	2990	6/19/06	\$690,000	1860	120	8	1928	5	5500	Y	N	3106 FUHRMAN AVE E
005	195970	3200	3/21/05	\$480,000	1870	370	8	1925	3	3680	N	N	3257 FUHRMAN AVE E
005	871210	0830	9/12/07	\$970,000	1880	1150	8	1911	5	4250	N	N	1937 25TH AVE E
005	871210	0830	2/15/06	\$947,000	1880	1150	8	1911	5	4250	N	N	1937 25TH AVE E
005	188000	0035	6/11/07	\$625,000	1890	280	8	1948	4	6326	N	N	2156 BOYER AVE E
005	872210	0135	5/11/06	\$757,500	1900	420	8	1922	3	4800	Y	N	2074 23RD AVE E
005	195970	0595	6/27/06	\$949,000	1960	0	8	1925	4	3500	Y	N	2632 11TH AVE E
005	678820	0185	2/14/06	\$674,000	1980	1080	8	1922	5	4500	N	N	2456 24TH AVE E
005	195970	2955	3/4/05	\$898,000	2000	900	8	2004	3	5500	Y	N	3142 FUHRMAN AVE E

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	195970	2115	4/17/06	\$1,009,000	2020	0	8	1926	4	4500	Y	N	3018 FUHRMAN AVE E
005	872210	0325	4/4/05	\$875,000	2065	0	8	1921	4	4300	N	N	2005 23RD AVE E
005	872210	0455	3/10/06	\$605,000	2070	0	8	1976	3	5405	N	N	2024 E HOWE ST
005	280460	0095	7/7/06	\$907,300	2080	910	8	1926	5	3728	N	N	2556 25TH AVE E
005	280460	0095	3/29/05	\$880,000	2080	910	8	1926	5	3728	N	N	2556 25TH AVE E
005	560500	0475	10/26/06	\$1,338,500	2080	1360	8	1926	5	5450	N	N	2117 E SHELBY ST
005	280460	0145	8/30/07	\$863,000	2090	490	8	1927	4	3728	N	N	2532 ROYAL CT E
005	880590	0780	7/17/06	\$880,000	2100	0	8	1922	4	5000	N	N	2217 E LOUISA ST
005	202504	9006	2/15/06	\$700,000	2130	1280	8	1906	5	4056	Y	N	1205 E HAMLIN ST
005	560500	0245	2/21/05	\$798,000	2140	400	8	1929	4	5450	N	N	1852 E HAMLIN ST
005	372080	0120	5/31/07	\$954,525	2160	630	8	1907	4	5500	Y	N	2723 11TH AVE E
005	678820	0401	7/11/06	\$810,000	2160	140	8	1925	4	4500	N	N	2025 E MILLER ST
005	560500	0635	2/16/06	\$1,300,000	2170	720	8	1921	5	5450	N	N	2146 E SHELBY ST
005	195970	2275	1/7/05	\$630,000	2180	400	8	1925	4	6000	N	N	826 E GWINN PL
005	195220	0201	4/28/06	\$685,000	2230	600	8	1927	5	3315	N	N	2419 EVERETT AVE E
005	195970	1815	9/8/05	\$1,090,000	2230	0	8	1903	4	5500	Y	N	2812 10TH AVE E
005	560500	0600	2/1/06	\$920,000	2230	0	8	1921	4	5429	N	N	2112 E SHELBY ST
005	196220	0105	11/9/06	\$772,000	2240	0	8	1922	4	5500	N	N	3117 BROADWAY E
005	560500	0375	10/25/05	\$985,000	2240	890	8	1919	5	6047	N	N	1879 E HAMLIN ST
005	872210	0090	11/15/05	\$649,000	2250	1270	8	1921	5	4530	N	N	2025 24TH AVE E
005	195970	2995	4/27/05	\$1,059,000	2330	510	8	1927	3	5500	Y	N	1000 E ALLISON ST
005	872210	1265	3/9/05	\$715,000	2400	180	8	1913	3	4740	N	N	1831 23RD AVE E
005	678820	2175	6/28/05	\$855,000	2480	420	8	1940	3	5200	N	N	1611 E CALHOUN ST
005	880590	0405	8/28/06	\$1,400,000	2580	390	8	1925	4	6000	N	N	2008 E LOUISA ST
005	871210	0350	6/22/05	\$755,000	2700	0	8	1925	5	5164	N	N	2605 E LYNN ST
005	872210	1195	7/6/07	\$1,399,950	2950	1200	8	1927	4	6978	Y	N	2225 E NEWTON ST
005	196220	0038	8/18/05	\$579,950	1270	230	9	2005	3	1568	N	N	3142 A FRANKLIN AVE E
005	280410	0050	6/3/05	\$724,950	1290	170	9	1926	5	4000	N	N	2404 E ROANOKE ST
005	196220	0036	8/6/07	\$612,000	1430	190	9	2005	3	1325	N	N	3140 A FRANKLIN AVE E
005	196220	0036	10/22/05	\$549,950	1430	190	9	2005	3	1325	N	N	3140 A FRANKLIN AVE E
005	196220	0037	7/26/05	\$570,000	1470	280	9	2005	3	1572	N	N	3142 B FRANKLIN AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	196220	0145	10/23/06	\$648,000	1500	0	9	1918	4	3300	N	N	3141 BROADWAY E
005	215890	0145	12/13/05	\$650,000	1540	610	9	1928	4	3600	N	N	2033 BOYER AVE E
005	196220	0035	6/7/05	\$579,950	1620	190	9	2005	3	1592	N	N	3140 B FRANKLIN AVE E
005	880590	0510	5/25/07	\$711,000	1660	0	9	1929	3	3860	Y	N	2507 W MONTLAKE PL E
005	880590	0510	9/28/05	\$610,000	1660	0	9	1929	3	3860	Y	N	2507 W MONTLAKE PL E
005	880590	1055	12/20/07	\$935,000	1680	910	9	1927	4	5123	N	N	2465 LAKE WASHINGTON BLVD E
005	872210	0845	10/29/05	\$839,950	1700	680	9	1926	5	3256	N	N	1945 E BLAINE ST
005	871210	0180	12/30/05	\$821,000	1740	820	9	1914	5	3988	N	N	2011 25TH AVE E
005	872210	0165	6/22/06	\$964,000	1780	1050	9	1929	4	4800	Y	N	2052 23RD AVE E
005	560440	0020	8/12/05	\$719,000	1790	890	9	1980	3	8500	Y	N	2016 18TH AVE E
005	195970	0540	7/1/05	\$889,500	1800	650	9	1922	4	4400	Y	N	2621 11TH AVE E
005	195220	0245	4/28/05	\$530,000	1810	450	9	1951	4	3999	Y	N	2436 DELMAR DR E
005	280460	0155	6/6/07	\$900,000	1820	180	9	1926	4	3728	N	N	2555 E ROANOKE ST
005	872210	0155	3/8/06	\$919,000	1820	700	9	1928	4	4800	Y	N	2060 23RD AVE E
005	872210	0785	8/23/07	\$915,000	1820	200	9	1932	3	6060	N	N	1905 E BLAINE ST
005	871210	0575	10/4/05	\$803,000	1840	910	9	2005	3	5589	N	N	1916 25TH AVE E
005	195220	0305	3/13/06	\$649,144	1860	0	9	1984	3	4703	Y	N	1348 E INTERLAKEN BLVD
005	678820	0435	9/27/05	\$995,000	1860	0	9	1927	5	4500	N	N	2002 E CALHOUN ST
005	195970	0690	6/12/06	\$730,000	1870	0	9	1923	4	4400	Y	N	2633 BOYER AVE E
005	196220	0050	1/26/05	\$608,500	1876	534	9	2001	3	3050	N	N	3132 FRANKLIN AVE E
005	196220	0047	3/31/06	\$747,000	1890	270	9	2005	3	2475	Y	N	3138 FRANKLIN AVE E
005	872210	1245	4/18/07	\$1,090,000	1910	600	9	1922	5	5166	Y	N	1849 23RD AVE E
005	195970	0605	9/22/05	\$800,000	1920	400	9	1929	4	5500	Y	N	2622 11TH AVE E
005	560500	0155	12/9/05	\$910,000	2000	390	9	1927	4	5450	N	N	1855 E SHELBY ST
005	195970	0560	7/16/07	\$930,000	2010	900	9	1923	5	4400	N	N	2629 11TH AVE E
005	195970	0560	5/23/05	\$845,000	2010	900	9	1923	5	4400	N	N	2629 11TH AVE E
005	196220	0052	11/17/06	\$740,000	2010	480	9	2001	3	2450	N	N	3130 FRANKLIN AVE E
005	560500	0590	6/5/07	\$980,000	2020	1000	9	1921	5	4950	Y	N	2908 MONTLAKE BLVD NE
005	872210	1150	4/25/05	\$790,000	2020	920	9	1927	4	3100	N	N	2102 22ND AVE E
005	196220	0375	5/29/07	\$990,000	2070	820	9	1926	5	6000	Y	N	1020 E SHELBY ST
005	678820	1035	10/12/06	\$930,000	2110	0	9	1977	4	6000	N	N	2533 E CALHOUN ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	678820	2105	6/26/07	\$950,000	2160	140	9	1929	3	3270	N	N	2306 16TH AVE E
005	359250	0315	1/31/07	\$998,000	2220	300	9	1920	5	9014	N	N	2426 E INTERLAKEN BLVD
005	880590	0530	7/24/06	\$765,000	2240	280	9	1930	3	3586	N	N	2519 20TH AVE E
005	195220	0220	4/5/07	\$605,000	2290	0	9	1983	3	2798	Y	N	2408 DELMAR DR E
005	196220	0350	10/26/07	\$836,000	2320	450	9	1912	3	6000	Y	N	926 E SHELBY ST
005	560500	0255	6/16/05	\$882,500	2390	0	9	1995	3	5450	N	N	1840 E HAMLIN ST
005	872210	1110	11/13/07	\$995,000	2440	1310	9	1928	4	6063	N	N	2223 E HOWE ST
005	195970	0490	9/8/05	\$820,000	2480	1100	9	1928	3	5500	Y	N	2626 10TH AVE E
005	196220	0180	3/31/05	\$974,000	2500	970	9	1998	3	5318	N	N	3114 BROADWAY E
005	678820	1935	10/28/05	\$730,000	2830	460	9	1947	4	6000	N	N	2316 18TH AVE E
005	195970	1880	3/7/06	\$913,500	2960	300	9	1921	4	5170	Y	N	2826 11TH AVE E
005	195970	1790	7/21/05	\$955,000	3390	1250	9	1909	3	5500	Y	N	2836 10TH AVE E
005	880590	1000	12/12/06	\$1,137,500	1630	1430	10	2005	3	9000	N	N	2419 LAKE WASHINGTON BLVD E
005	102900	0020	10/18/05	\$940,000	1790	810	10	1969	4	4952	N	N	2222 16TH AVE E
005	880590	0506	4/10/06	\$720,200	1830	240	10	1994	3	5160	Y	N	2517 W MONTLAKE PL E
005	195970	1760	5/8/06	\$815,000	2010	670	10	1908	4	5500	N	N	2813 10TH AVE E
005	212504	9108	8/9/07	\$1,400,000	2300	860	10	1930	5	7525	N	N	1910 E INTERLAKEN BLVD
005	560440	0050	7/6/06	\$942,000	2530	0	10	1980	3	7900	N	N	2004 18TH AVE E
005	195970	0820	8/5/05	\$1,460,000	2860	1180	10	2005	3	5500	N	N	2717 10TH AVE E
005	195970	1700	9/21/06	\$750,000	3000	0	10	1923	3	5500	N	N	817 E SHELBY ST
005	195970	1700	12/29/05	\$750,000	3000	0	10	1923	3	5500	N	N	817 E SHELBY ST
005	195970	1700	6/28/07	\$1,350,000	3000	0	10	1923	3	5500	N	N	817 E SHELBY ST
005	359250	0250	11/16/05	\$925,000	3680	0	10	1919	3	7800	N	N	2150 E INTERLAKEN BLVD
005	560500	0515	1/9/07	\$2,250,000	3760	1100	10	1915	5	6052	N	N	2159 E SHELBY ST
005	195970	0625	1/6/06	\$2,200,000	2960	970	11	2005	3	4982	Y	N	1102 E ROANOKE ST
005	195970	1745	11/12/07	\$1,200,000	3580	390	11	1910	3	6600	N	N	918 E HAMLIN ST
005	195970	1705	4/24/07	\$1,350,000	4170	1380	11	1909	3	5500	N	N	2838 BROADWAY E

Improved Sales Removed from this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	113000	0025	6/13/05	\$3,780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	113000	0150	3/21/07	\$2,450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	116900	0145	1/26/05	\$775,000	DOR RATIO;TEAR DOWN
003	133630	0430	12/19/06	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133630	0461	4/25/07	\$204,585	DOR RATIO;QUIT CLAIM DEED
003	133630	0635	10/23/06	\$601,533	QUIT CLAIM DEED
003	133680	0020	4/18/05	\$1,234,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133680	0515	6/1/07	\$2,775,000	UNFIN AREA
003	133680	0760	3/30/06	\$1,140,000	OBSOL
003	133680	0860	3/29/06	\$1,565,000	OBSOL
003	133680	1005	3/3/05	\$925,000	RELOCATION - SALE TO SERVICE
003	133730	0260	9/16/05	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133780	0040	6/2/05	\$430,000	DOR RATIO
003	133780	0075	1/3/05	\$499,500	NON-REPRESENTATIVE SALE
003	133780	0220	2/15/07	\$628,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133780	0440	8/9/07	\$975,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133780	0750	2/3/07	\$1,085,000	RELOCATION - SALE TO SERVICE
003	133780	1295	9/21/07	\$86,720	DOR RATIO
003	133830	0200	7/12/07	\$3,250,000	RELOCATION - SALE TO SERVICE
003	133830	0235	9/28/07	\$895,000	ACTIVE PERMIT BEFORE SALE>25K
003	133860	0025	3/6/06	\$792,000	OBSOL
003	133860	0055	5/10/05	\$835,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHELL
003	133860	0185	7/19/05	\$562,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	133880	0120	5/30/06	\$710,000	DOR RATIO
003	133880	0240	8/9/07	\$650,000	NO MARKET EXPOSURE
003	133880	0460	4/18/06	\$28,156	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	134230	0270	8/16/05	\$699,950	DOR RATIO
003	134630	0040	6/8/07	\$1,550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	212504	9116	3/9/06	\$6,000,000	QUESTIONABLE PER SALES IDENTIFICATION
003	216390	0030	5/8/06	\$705,000	ACTIVE PERMIT BEFORE SALE>25K
003	216390	0030	10/10/05	\$515,000	ACTIVE PERMIT BEFORE SALE>25K
003	216390	1380	7/6/07	\$1,350,000	CORPORATE AFFILIATES
003	216390	1561	3/9/06	\$1,995,000	UNFIN AREA
003	216390	1580	7/1/05	\$1,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	220750	0250	8/9/05	\$77,135	DOR RATIO;STATEMENT TO DOR
003	220750	0305	1/19/05	\$89,944	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	220750	0390	5/8/07	\$307,875	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED
003	220750	0475	8/15/06	\$710,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	220750	0555	4/27/06	\$707,100	RELOCATION - SALE TO SERVICE
003	220750	0580	4/1/05	\$510,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	220750	0690	8/19/05	\$525,000	DOR RATIO;%COMPL;ESTATE ADMINISTRATOR,

Improved Sales Removed from this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

					GUARDIAN, OR EXECUTOR
003	220750	0760	8/17/05	\$671,700	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	266300	0290	12/3/05	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	266300	0420	5/21/07	\$770,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	339880	0095	11/22/06	\$3,600,000	ACTIVE PERMIT BEFORE SALE>25K
003	359250	0373	6/14/07	\$695,000	OBSOL;PREVIMP<=25K
003	359250	0375	9/25/06	\$1,500,000	IMP COUNT;SEGREGATION AND/OR MERGER
003	669950	0130	11/30/05	\$444,850	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	669950	0181	3/2/07	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	674270	0340	7/20/05	\$675,000	BUILDER OR DEVELOPER SALES
003	674270	0345	7/15/05	\$675,000	BUILDER OR DEVELOPER SALES
003	676270	0206	7/28/07	\$700,170	EXEMPT FROM EXCISE TAX
003	676270	0505	12/29/06	\$1,460,000	UNFIN AREA
003	676270	0545	11/7/06	\$155,528	DOR RATIO;STATEMENT TO DOR
003	676270	0555	11/9/07	\$438,000	DOR RATIO
003	676270	0790	3/15/05	\$1,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	686170	0130	5/5/05	\$549,000	DOR RATIO
003	867090	0216	5/26/05	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	948870	0045	4/9/05	\$1,330,000	OBSOL
003	948870	0161	7/23/07	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	983120	0190	12/29/05	\$815,300	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	983120	0545	3/2/05	\$318,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
004	133880	1040	1/29/07	\$538,000	QUESTIONABLE PER SALES IDENTIFICATION
004	320430	0040	5/31/05	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	320430	0100	8/20/07	\$545,000	EXEMPT FROM EXCISE TAX
004	320430	0520	2/12/07	\$570,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	0070	4/27/06	\$655,000	MULTI-PARCEL SALE
004	501500	0115	10/18/06	\$1,150,000	SEGREGATION AND/OR MERGER
004	501500	0505	8/13/07	\$156,500	DOR RATIO
004	501500	0680	10/24/05	\$353,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	0740	7/24/07	\$567,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	0745	6/1/06	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501500	1070	9/3/06	\$115,000	DOR RATIO
004	501500	1215	2/10/06	\$174,250	DOR RATIO;QUIT CLAIM DEED
004	501500	1295	6/25/07	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	501600	1095	2/28/05	\$223,000	NO MARKET EXPOSURE
004	501600	1510	8/2/05	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	1735	8/25/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501600	1850	5/23/05	\$488,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	982870	2440	12/18/06	\$448,000	DOR RATIO;PREVIMP<=25K
004	982870	2440	10/21/05	\$507,000	DOR RATIO;PREVIMP<=25K
004	982870	2441	10/27/06	\$429,000	DOR RATIO;PREVIMP<=25K
004	982870	2442	12/13/06	\$419,000	DOR RATIO;PREVIMP<=25K
004	982870	2443	10/27/06	\$442,000	DOR RATIO;PREVIMP<=25K

Improved Sales Removed from this Annual Update Analysis

Area 13

(1 to 3 Unit Residences)

004	982870	2460	10/13/06	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982870	2865	8/1/06	\$575,000	NO MARKET EXPOSURE
005	195970	0520	12/12/05	\$1,250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195970	0615	11/6/06	\$287,892	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
005	195970	0615	11/6/06	\$228,500	DOR RATIO;STATEMENT TO DOR
005	195970	0745	6/22/06	\$420,848	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
005	195970	0750	6/16/06	\$1,450,000	UNFIN AREA
005	195970	0750	2/22/05	\$1,080,000	UNFIN AREA
005	195970	0865	9/27/06	\$146,236	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	195970	1645	8/11/06	\$295,519	DOR RATIO;NO MARKET EXPOSURE
005	195970	1690	8/21/07	\$925,000	NEED TO ADD SALE WARNING!!!
005	195970	1775	7/14/07	\$1,000,000	UNFIN AREA
005	195970	2230	10/10/06	\$413,760	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
005	195970	2290	1/3/05	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195970	2290	12/15/06	\$717,500	RELOCATION - SALE TO SERVICE
005	195970	2965	9/8/06	\$151,135	DOR RATIO;QUIT CLAIM DEED
005	196220	0055	9/30/05	\$540,000	%COMPL;SEGREGATION AND/OR MERGER
005	196220	0060	4/20/06	\$540,000	%COMPL;SEGREGATION AND/OR MERGER
005	196220	0065	12/23/05	\$675,000	%COMPL;TEAR DOWN
005	196220	0110	5/31/05	\$300,000	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	196220	0280	10/11/05	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	196220	0540	8/10/06	\$430,000	FORCED SALE
005	196220	0540	8/10/06	\$430,000	FORCED SALE
005	196220	0540	8/21/06	\$445,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	196220	0560	4/24/07	\$810,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	212504	9122	6/22/05	\$248,240	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
005	215890	0050	9/15/05	\$549,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	280460	0130	1/20/06	\$275,000	DOR RATIO;QUIT CLAIM DEED
005	280460	0130	9/8/06	\$275,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	560500	0050	7/27/06	\$90,000	DOR RATIO;EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
005	560500	0050	7/27/06	\$90,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
005	560500	0215	10/19/06	\$234,300	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	678820	0746	11/20/07	\$209,123	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
005	678820	0860	2/2/06	\$454,155	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	678820	1495	5/4/06	\$368,000	DOR RATIO
005	678820	1596	10/10/05	\$920,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	3045	3/22/06	\$478,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	872210	0070	11/18/05	\$583,150	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	872210	0085	11/28/05	\$540,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	872210	0430	4/25/07	\$41,632	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

005	872210	0755	4/19/05	\$587,000	1031 TRADE
005	872210	1185	3/9/06	\$1,220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	872210	1325	8/23/07	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	872210	1340	11/8/05	\$340,000	DOR RATIO;TEAR DOWN
005	880590	0230	5/13/06	\$700,000	RELOCATION - SALE TO SERVICE
005	880590	0405	9/8/05	\$736,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	880590	0470	4/25/07	\$615,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	880590	0780	6/30/06	\$880,000	RELOCATION - SALE TO SERVICE
005	880590	1000	5/27/05	\$460,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 13

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	220750	0440	6/22/2007	\$400,000	4000	N	N
3	220750	0875	4/28/2005	\$400,000	4000	Y	N
3	669950	0080	7/21/2005	\$355,000	2925	Y	N
4	133880	1019	12/21/2007	\$350,000	3850	N	N
4	501500	1155	10/25/2006	\$212,500	1400	Y	N
4	501500	1173	1/5/2005	\$200,000	4000	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 13

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	262470	0035	9/16/2005	\$575,000	OUTLIER
3	939070	0130	3/14/2007	\$145,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	983120	0235	7/2/2007	\$1,400,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
4	501600	2485	11/5/2007	\$245,000	NO MARKET EXPOSURE
5	195970	2136	1/26/2006	\$1,927,200	DOR RATIO;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) "the entire [fee] estate is to be assessed and taxed as a unit"

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) "the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County

Department of Assessments

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<http://www.kingcounty.gov/assessor/>

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr